

Pine Road, Bournemouth BH9 1LU
Offers in excess of £350,000

MAYS
ESTATE AGENTS





Property Summary

A well-presented and modern three bedroom detached family home. Enjoying a desirable south-facing aspect, various decked and patio sun terraces and a private rear garden.



Key Features

- Well presented detached residence
- Open plan kitchen lifestyle room
- Modern kitchen flooded with natural light
- Front lounge reception
- Three good sized bedrooms
- Family bathroom
- Separate WC
- South-facing lawned garden
- Decked & patio sun terraces



About the Property

This well presented three bedroom detached family home is approached via a low maintenance front garden with steps down and access to the attractive front entrance.

On entry, a hall leads to the front lounge reception, rear kitchen lifestyle room and a useful storage cupboard.

A real feature of the property is the modern open plan rear kitchen/lifestyle room which is flooded with natural light and enjoys elevated treetop views and access to the south-facing decked terrace via French doors.

The modern kitchen offers a range of integrated appliances and a feature butler's sink.

The front lounge reception offers plenty of space for soft seating and overlooks the low maintenance front garden.

Rising to the first floor, three good sized bedrooms await with a family bathroom, separate WC and loft storage completing the accommodation.

Externally, the property offers a clean, modern aesthetic with various decked and rear patio sun terraces, including basement storage and a lawned south-facing garden with side access.

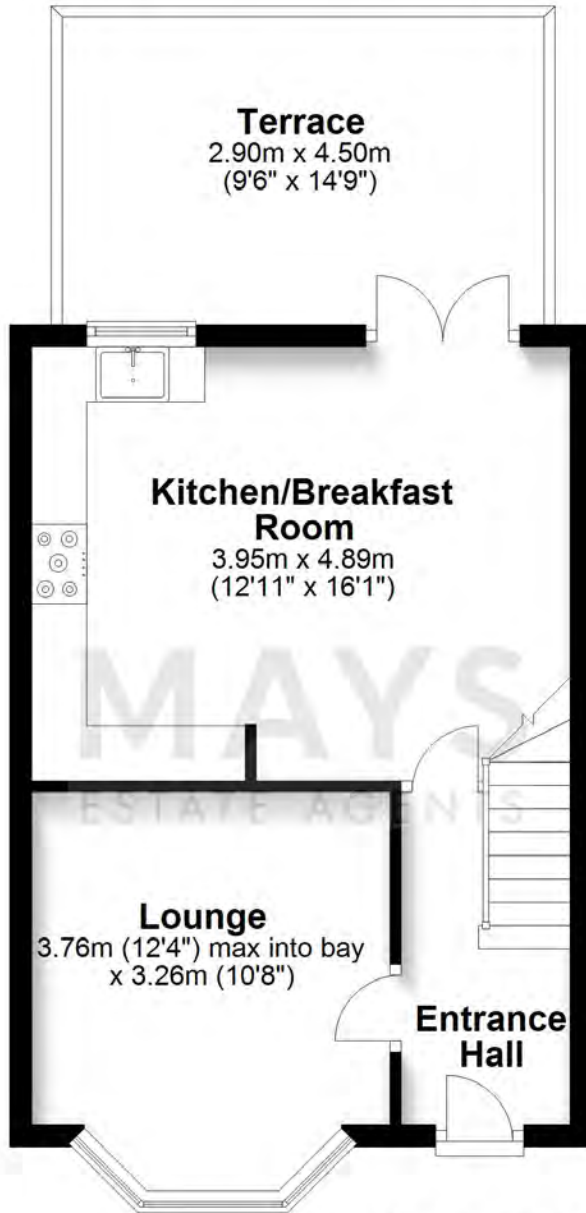
Tenure: Freehold

Council Tax Band: C



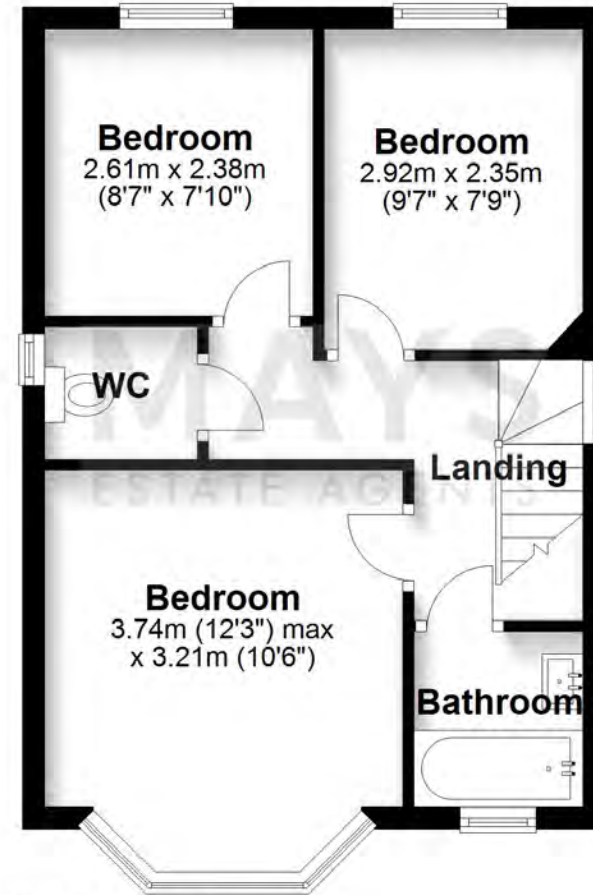
Ground Floor

Main area: approx. 35.0 sq. metres (376.5 sq. feet)
Plus terrace, approx. 13.1 sq. metres (140.5 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)

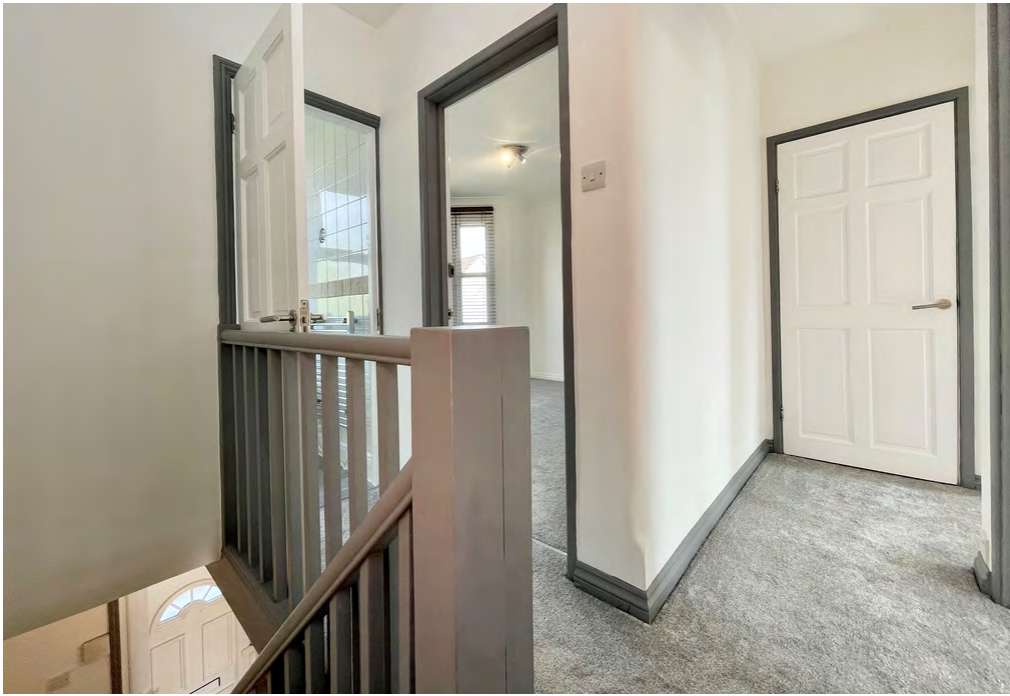


Main area: Approx. 69.7 sq. metres (750.0 sq. feet)

Plus terrace, approx. 13.1 sq. metres (140.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Bournemouth Town Centre, with its wide range of shops and multiple restaurants, cafes & leisure facilities plus the famous blue flag sandy beaches are all close by.

Access to the rest of the UK for a short break away is easy with good road links, mainline railway and coach stations with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo. For further afield, Bournemouth International Airport offers a varied schedule of flights to several European destinations.

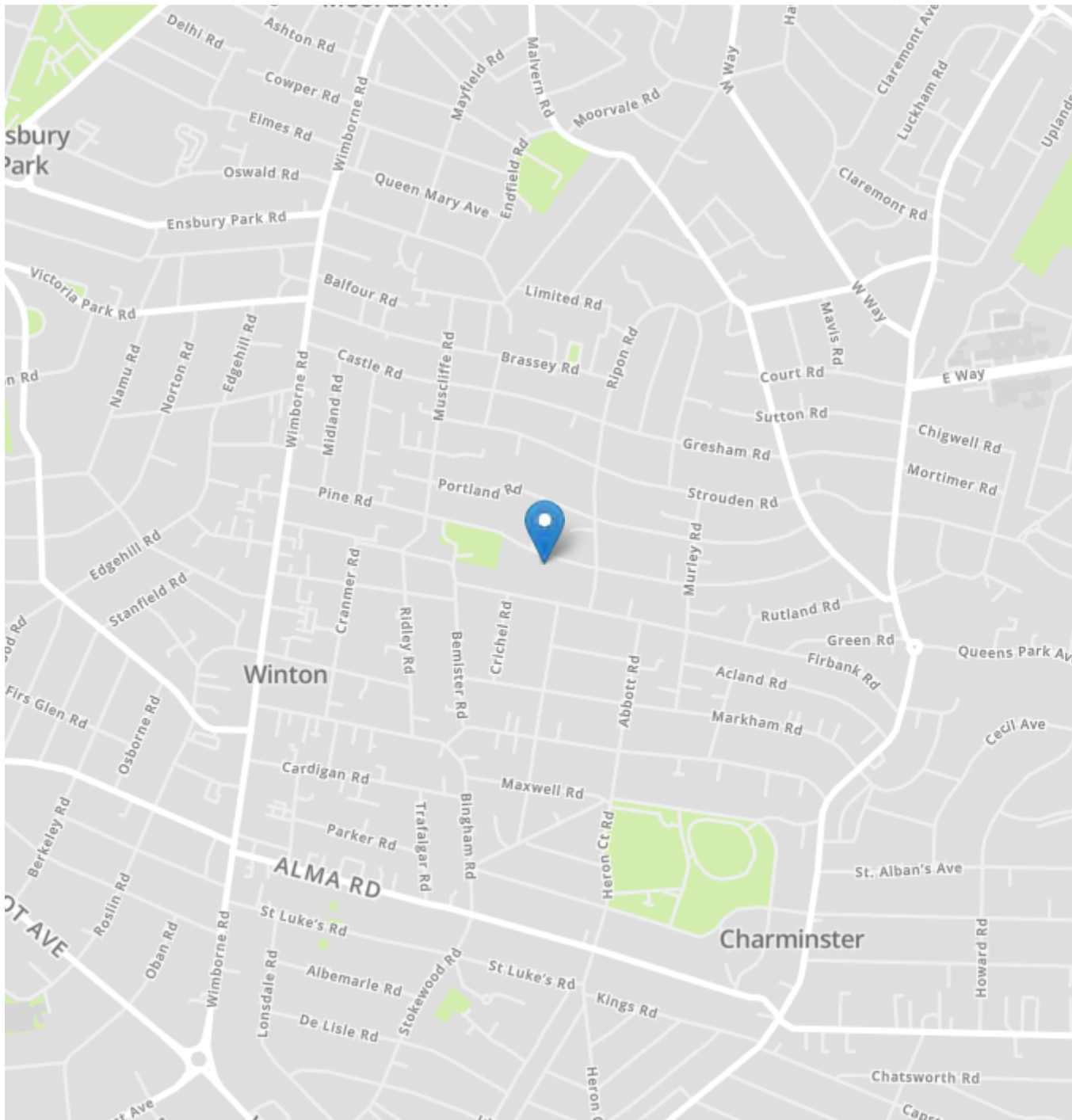



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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