

**23, Pine Vale Crescent,
Bournemouth, BH10 6BG**



Property overview

Guide Price £460,000

A well-presented 3/4 bedroom Chalet Bungalow in the sought-after Pine Vale Crescent, Redhill, Bournemouth.

Convenient for the amenities & recreation grounds of Redhill Park (0.5 miles), Castlepoint Shopping Park (2.2 miles), the popular shops, restaurants and amenities of Winton High Street (0.7 miles), prestigious pre, primary and academy school as well as access to further afield, Bournemouth Town Centre (3.5 miles), Christchurch (5.2 miles) and Southbourne (5.4 miles).

The accommodation offers an entrance hallway, lounge, kitchen, second reception/potential bedroom, bedroom three (currently used as a dining room) and bathroom on the ground floor.

Upstairs, there are two double bedrooms (one of which has an en-suite).

Externally, there is a tiered garden made up of a decking area (off of the kitchen and lounge), patio section with undercroft storage and access to the basement level, lower garden area and further unlandscaped section.

The property also benefits from a block paved driveway providing off-road parking for 2-3 cars, gas-fired central heating, south easterly facing garden and UPVC double glazing.



Accommodation

Front External:

Pedestrian and vehicle wooden gate, enclosed by wall and foliage, laid to block paving and shingle section, side path leading to side gate and front door to:

Entrance Hall: 14' 5" max x 7' 9" max (4.39m x 2.36m)

Smoke alarm, spotlights, radiator, glow worm central heating control panel, doors to accommodation.

Lounge: 24' 10" max into bay window x 10' 10" max (7.56m x 3.30m)

Obscured window to side aspect, low-level cupboard housing consumer unit, wall-mounted electric fire, stairs to first-floor, window and French doors to decking area, laminate flooring, TV/phone point.

Kitchen: 14' 11" max x 10' 10" max (4.54m x 3.30m)

Spotlights, radiator, space for fridge/freezer, kitchen island with sink bowl, integrate Miele oven oven/grill and 4 ring induction over, range of base level units, space for appliances (washing machine, dryer, dishwasher, drinks fridge), tall cupboard housing Glow Worm gas fired combination boiler, tiled floor, french doors to decking.

Second Reception/Bedroom: 14' 5" max into bay x 10' 11" max (4.39m x 3.32m)

Bay window to front aspect, radiator, internet point, laminate flooring.

Bedroom (currently used as Dining Room): 12' 9" max into bay x 10' 11" max (3.88m x 3.32m)

Bay window to front aspect, picture rail, radiator, laminate flooring.

Bathroom: 7' 2" max x 6' 10" max (2.18m x 2.08m)

Spotlights, obscured windows to side aspect, part tiled walls, a tabletop sink with storage below, a panelled bath with mixer taps, mixer shower controls and handheld attachment over, ladder-style towel radiator, WC.

First Floor Landing: 14' 3" max into stairwell x 5' 10" max (4.34m x 1.78m)

Spotlight, smoke alarm, skylight over stairs, doors to accommodation.

Bedroom One: (L-Shaped) 16' 2" max x 16' 1" max (4.92m x 4.90m)

Part Sloped ceilings, skylight, window to side and rear aspect, door to eaves storage, range of built-in wardrobes, laminate flooring, door to:

En-Suite: 7' 6" max x 4' 8" max (2.28m x 1.42m)

Spotlights, inline extractor fan, obscured window to side aspect, fully tiled walls and floor, shower enclosure with mixer controls and handheld attachment over, ladder style towel radiator, pedestal wash hand basin, WC.

Bedroom Two: 13' 0" max x 12' 11" max (3.96m x 3.93m)

Sloped ceilings, spotlights, skylight, window to front aspect, two doors to eaves storage, built-in wardrobes, laminate flooring.

Rear External:

South-Easterly facing, tiered garden:

Decking: 23' 3" max x 15' 0" max (7.08m x 4.57m)

Enclosed by wooden balustrade, external power sockets, gate and steps to:

Patio Section:

Enclosed by fence and foliage, laid to patio slabs, gate to undercroft storage, steps to lower garden level and steps leading to further un-landscaped section.

Garden Level:

Enclosed by fence and foliage, laid to turf.

Lower Garden Level:

Enclosed by fence and foliage, unlandscaped (potential for additional garden tier).

Undercroft Storage: 23' 3" max x 15' 0" max (7.08m x 4.57m)

Light point, providing storage, laid to shingle, door to:

Basement Level:

(Unable to accurately measure). Light point, electricity sockets, providing storage.

Photography

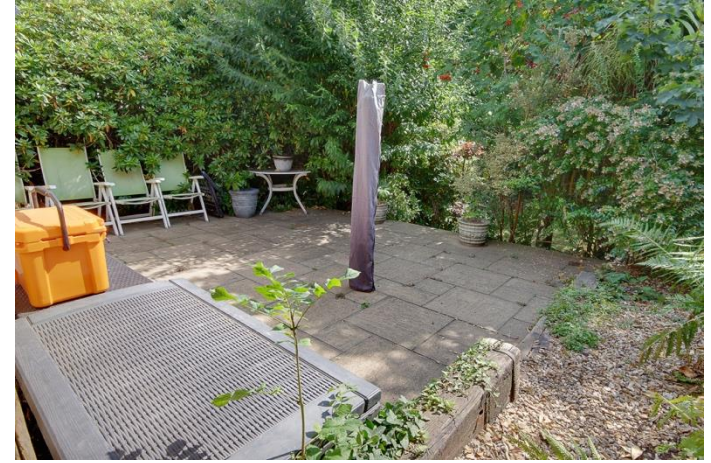


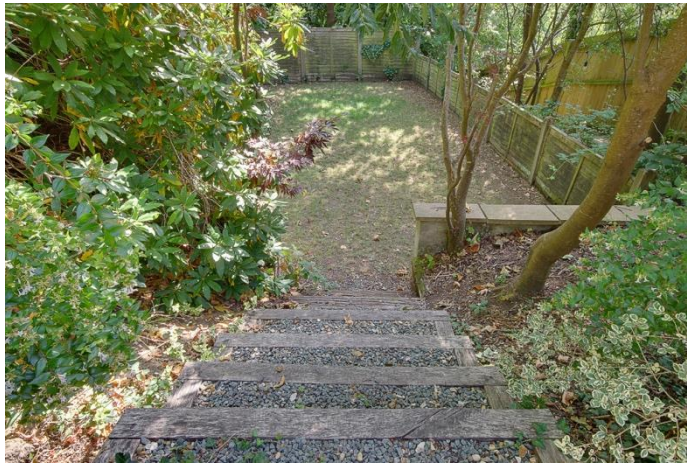


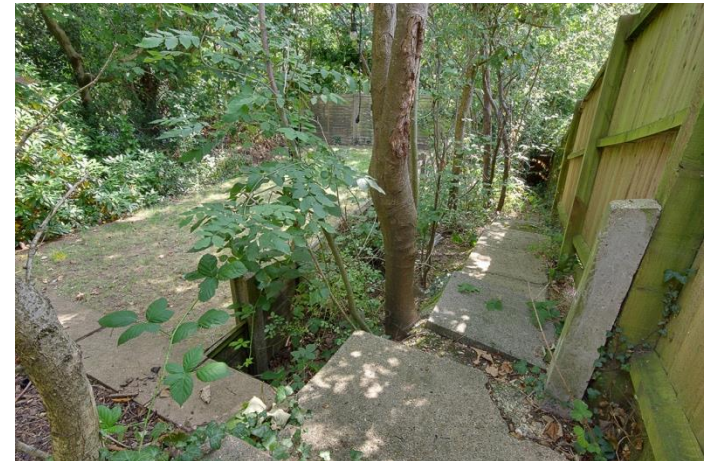












Floor Plan

EPC



23 Pine Vale Crescent BOURNEMOUTH BH10 6BG	Energy rating	Valid until:	3 September 2034
	D	Certificate number:	2722-3041-0208-6104-2204

Property type	Detached house
Total floor area	126 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM & CO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

