



Q Quinn & Co
ESTATE AND LETTING AGENTS

Pine Road, Bournemouth

- Beautifully modernised
- First floor flat
- Rear garden
- Heated outbuilding

£220,000
EPC Rating 'D'



123 Pine Road, Bournemouth, BH9 1LU



Property Description

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Beautifully presented and fully modernised first floor flat situated within a short walk of Winton High Street and Schools.

There is also a 'One Stop' Convenience Store on the nearby Junction with Ripon Road.

The accommodation comprises a Private Entrance from the front aspect with room to hang coats and store shoes.

The staircase leads to the first floor landing with New Carpets throughout and a good sized lockable loft hatch.

The New kitchen has been installed to a high standard, complete with fully integrated appliances, Washing Machine, Dishwasher, Microwave, Fridge, Freezer, Oven and a 5 Burner Gas Hob set into Stone Quartz Worktops.





The Lounge / Diner benefits from French doors opening to a Juliet Balcony offering plenty of natural light and distant rooftop views.
The Kitchen and Lounge Floors are laid to 18mm Wood Laminate in a light grey Finish.

There is Potential to install a Large balcony from the Lounge to provide another outdoor area in the future.

The bedroom has a large Bay Window to the front aspect complete with a period fire place and original features



The recently installed shower room has been reconfigured to include a Walk-in Rainfall Shower and Stone Quartz topped Vanity Unit with Storage.

South Facing Garden

The Rear Garden is a particular feature of the property and designed for minimal maintenance including an Artificial Grassed Area.

This peaceful area has a large Garden Shed (c/w Mains Power) and a Fully Insulated and Plastered Summer House / Garden Office to complement the style of the flat (Office Furniture included) Providing an Ideal Space for those who Work from home.
This Outhouse benefits Mains Power, Lighting and Ceramic Tiled Floor with Electric Underfloor Heating.

Tech

All Lighting, Heating Controls and 'Ring Door Bell' are 'SmartLife' and 'Amazon Alexa' Voice Control Compatible (Including Garden Scenic lighting for evening entertaining)

Further benefits include....

Freehold Title
New Slated Roof
New Plumbing
New Wiring

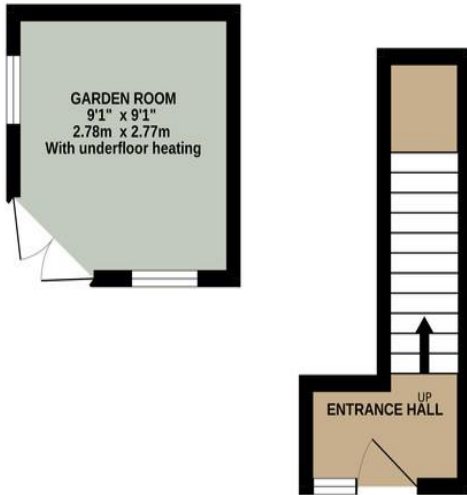
Viewing highly recommended.



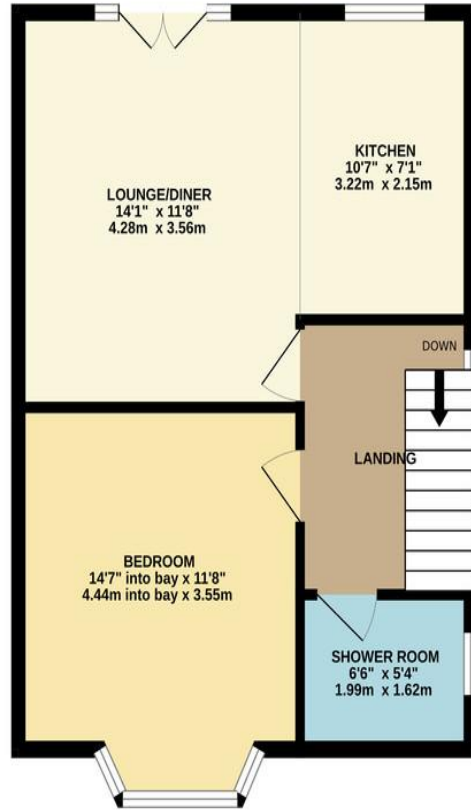




GROUND FLOOR
139 sq.ft. (12.9 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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