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Sales, Lettings & Block Management

**MID TERRACE HOUSE**

**£300,000**



**Pine Road, Winton, Bournemouth, Dorset, BH9 1LT**

- \* Chain Free Mid-Terrace \* 93 Sq'M / 1001 Sq'Ft \***
- \* Three Bedrooms \* Three Reception Rooms \***
- \* Open Plan Lounge/Diner \* Double Doors to Garden Room \***
- \* GF Cloakroom \* Family Bathroom \* Recently Refurbished \***
- \* Frontage Parking \* Southerly Garden \* Ideal Starter Home \***
- \* EPC C Rated \* Council Tax Band C \***

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

## **Pine Road, Winton, Bournemouth, Dorset, BH9 1LT:**

Front of property laid to hard standing providing one off road parking space via dropped pavement. Bin store. Pathway leads to UPVC double-glazed front door. This in turn leads into:

- Entrance Hallway:** Plain corniced ceiling, two ceiling light points & single panelled radiator with fitted cover. Side aspect UPVC double-glazed window, central heating thermostat and under stairs storage. Wood laminate flooring.
- Ground Floor Cloakroom:** Plain coved ceiling with ceiling light point and fitted extractor fan. Low level WC, wash hand basin and ladder style heated towel rail. Wood laminate flooring. Fitted mirror with integrated lighting.
- Bedroom Four / Reception Two:** **7' 9 x 6' 6 / 2.36m x 1.98m (approx')**  
Plain corniced ceiling, ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator with fitted cover. Electrics consumer unit.
- Kitchen:** **10' 1 x 5' 9 / 3.07m x 1.75m (approx')**  
Accessed via sliding door. Plain corniced ceiling with ceiling light point. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob and cooker hood over. Space and plumbing for washing machine and space for under counter fridge/freezer. Splash back tiling and wood laminate flooring.
- Lounge / Diner:** **16' 2 x 12' 3 / 4.93m x 3.73m (approx')**  
Plain ceiling with two ceiling light points. UPVC double-glazed window to rear aspect and double doors to garden room. Double panelled radiator and wood laminate flooring. Fitted breakfast bar.
- Garden Room:** **9' 1 x 6' 9 / 2.77m x 2.06m (approx')**. Plain sloping ceiling with ceiling light point and fitted smoke detector. UPVC double-glazed window to rear aspect and twin UPVC double-glazed casement doors leading to garden at side aspect. Single panelled radiator with fitted cover. Wall mounted gas central heating combination boiler. Wood laminate flooring.
- Staircase from hallway to first floor landing***
- Landing Hallway:** Plain corniced ceiling with ceiling light point, fitted smoke detector and hatch providing access to loft. Single panelled radiator with fitted cover.
- Bedroom One:** **12' 3 x 9' 3 / 3.73m x 2.82m (approx')**. Plain corniced ceiling with ceiling light point and fitted smoke detector. Two UPVC double-glazed windows to rear aspect. Single panelled radiator with fitted cover. Door to bedroom three.
- Bedroom Two:** **12' 3 x 7' 9 / 3.73m x 2.84m (approx')**  
Plain corniced ceiling with ceiling light point and fitted smoke detector. UPVC double-glazed window to front aspect. Single panelled radiator with fitted cover.
- Bedroom Three:** **9' 1 x 8' 4 / 2.77m x 2.54m (approx')**  
Accessed via Bedroom one and landing hallway. Plain corniced ceiling with ceiling light point and mains wired smoke detector. Velux window and single panelled radiator with fitted cover.
- Bathroom:** **6' 10 x 5' 6 / 2.08m x 1.68m (approx')**  
Plain corniced ceiling with ceiling light point and fitted Velux window. Panelled bath with fitted glass shower screen and thermostatic shower valve. Low-level WC and pedestal wash hand basin. Aqua board splash back and wood laminate flooring. Ladder style heated towel rail and fitted mirror with integrated lighting.
- Rear Garden:** Fenced and to a southerly aspect laid partly to patio with the remainder laid to bark chippings. Outdoor power sockets and light point.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

93 Square Metres /  
1001 Square Feet

