





## HOUSE & SON

Positioned in the ever-popular Winton area of Bournemouth, this three double bedroom detached home offers genuine flexibility, appealing equally to families looking to settle and investors seeking a ready-made buy-to-let opportunity.

The accommodation is well arranged and adaptable, comprising two good-sized reception rooms, with one easily serving as a fourth bedroom if required, making the layout ideal for growing families, sharers, or those looking to maximise rental income. To the ground floor there is a modern fitted kitchen, while upstairs provides three generous first-floor bedrooms alongside a modern family bathroom.

Further benefits include a modern gas boiler and full double glazing throughout. Outside, the property enjoys a generous rear garden, offering plenty of space for children, entertaining, or future landscaping, together with ample on-road parking to the front of the home.

From an investment perspective, the house is currently positioned as an ongoing opportunity with a current rental income of £1,650 per calendar month, making it attractive for landlords targeting consistent demand in this established residential location.

For families, Pine Road is particularly well placed for schooling and everyday amenities. Nearby primary options include St Walburga's Catholic Primary School and Moordown St John's Church of England Primary School, while well-regarded secondary choices within easy reach include Bournemouth School and Bournemouth School for Girls. Local shops, parks and transport links are close by, providing straightforward access into Bournemouth town centre and surrounding areas.

Overall, this is a versatile home offering well-proportioned living space, strong family credentials and clear rental appeal, whether you are looking to expand a portfolio or create a comfortable long-term home with scope to make it your own.



## ENTRANCE

UPVC panelled front door to:

## RECEPTION HALLWAY

understairs storage cupboard, radiator, and high ceilings, with potential for a downstairs wc and additional downstairs storage.

## LOUNGE/BEDROOM FOUR

12' 7" into bay x 11' 5" (3.84m x 3.48m)

## DINING ROOM

13' 5" x 9' 3" (4.09m x 2.82m)

Large double-glazed patio door to the rear, with an outlook over the rear garden, tall ceilings and a radiator.

## KITCHEN

9' 9" x 7' 8" (2.97m x 2.34m)

A double-glazed window to the rear allows plenty of natural light into this space, with the gas-fired boiler neatly positioned to the side. The kitchen is fitted with a modern high-gloss range of matching base and wall-mounted units, complemented by butcher-block style work surfaces, providing practical preparation space. There is an inset stainless-steel sink and electric hob, along with space for a washing machine and fridge freezer.

## FIRST FLOOR LANDING

Accessed via the ground floor reception hall, with a double-glazed window to the side.

## BEDROOM ONE

13' 5" into bay window x 11' 6" (4.09m x 3.51m)

Double-glazed bay window to the front and a radiator.

## BEDROOM TWO

13' 8" x 9' 8" (4.17m x 2.95m)

Double-glazed window to the rear. Picture rail radiator. Built-in wardrobe.



## BEDROOM 3

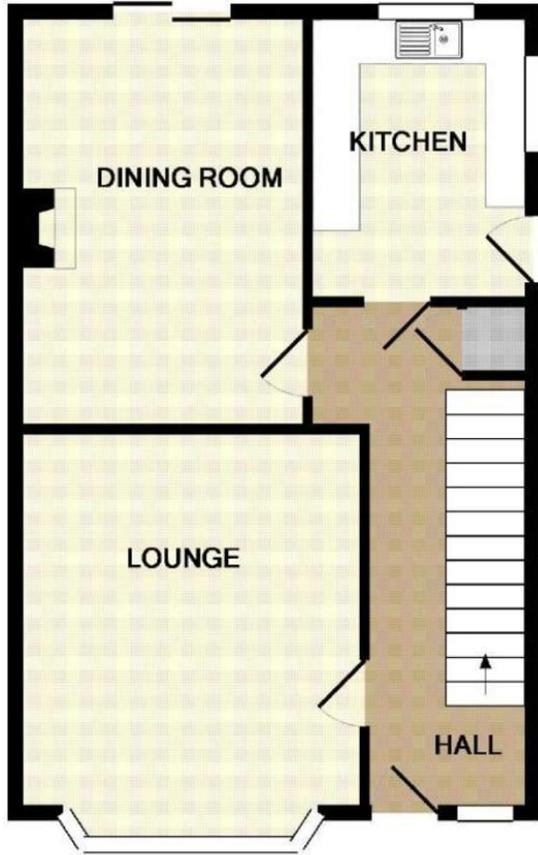
9' 4" x 8' 0" (2.84m x 2.44m)

Double-glazed windows to the rear with an outlook over a private lawned garden. There is a radiator to the rear of the property and a picture rail.

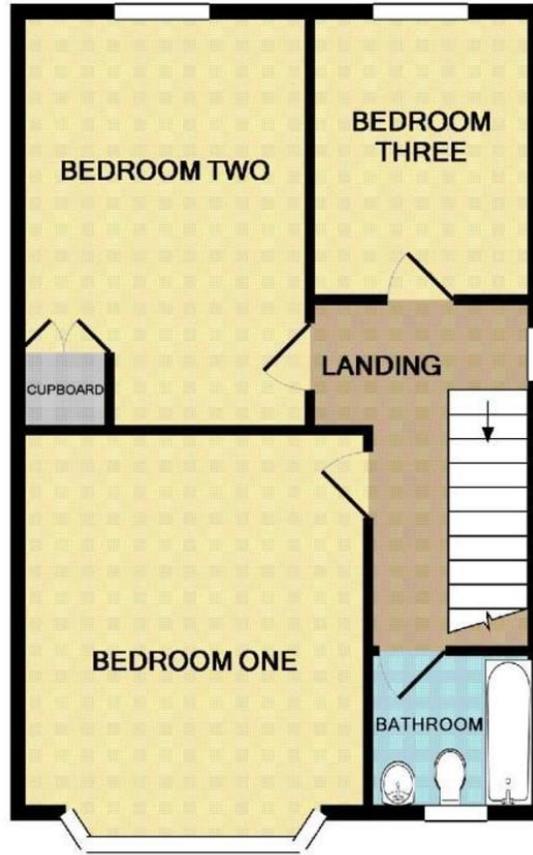
## BATHROOM

an obscure double-glazed window to the front. a modern three-piece white suite comprising a bath with a shower screen to the side and an electric shower over, a pedestal wash hand basin, and a low-level wc. tiled walls to the principal areas. heated towel rail. extractor fan. access into the loft.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



152, Pine Road BOURNEMOUTH BH9 1LX	Energy rating	Valid until:	20 February 2029
	<b>D</b>	Certificate number:	8806-3195-1929-7826-0213

Property type	Detached house
Total floor area	86 square metres