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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



103 Pine Road

Bournemouth BH9 1LU

OIEO: £350,000

- Beautifully Presented
- Ground Floor WC
- Open Plan Kitchen/Diner
- Three Bedrooms
- Tiered, Southerly Aspect Rear Garden

Location

Pine Road is situated in a convenient and popular area between Winton & Charminster. Within a very short walk is Winton High Street with its array of bars, cafes and boutiques and Bournemouth University campus. Just a short drive away is Bournemouth Town Centre, known for its lively night life and 7 miles of award winning blue flag sandy beaches.

Description

This beautifully presented, detached Edwardian property is conveniently positioned between Charminster & Winton and would make an ideal family home. The property comprises of an entrance porch leading to the hallway, a ground floor WC, cosy living room to the front with bay window and a stunning, open plan kitchen/diner to the rear with floor and wall mounted storage units, integrated electric oven & hob, space for all appliances, dining table & chairs and access to the rear. The first floor boasts three well proportioned bedrooms with built in storage to bedrooms two and three, and a luxury, fully tiled bathroom with shower over the bath, WC, wash basin and heated towel rail. Outside benefits from a low maintenance, southerly aspect rear garden which is segregated into three different tiered areas, such as BBQ/entertaining area, alfresco dining area and lawned area. To the front, the kerb has been lowered to create private parking on a frontage.

Porch

Hallway

WC

Living Room 12' 4" x 10' 6" (3.76m x 3.20m)

Kitchen/Diner 16' 0" x 12' 0" (4.87m x 3.65m)

Landing

Bedroom 1 12' 4" x 9' 7" (3.76m x 2.92m)

Bedroom 2 12' 3" x 7' 10" (3.73m x 2.39m)

Bedroom 3 11' 1" x 9' 2" (3.38m x 2.79m)

Bathroom

Outside

Outside benefits from a low maintenance, southerly aspect rear garden which is segregated into three different tiered areas, such as BBQ/entertaining area, alfresco dining area

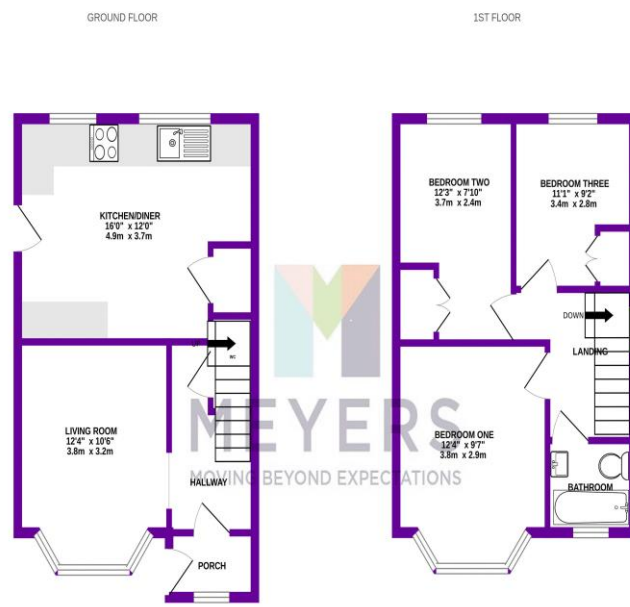
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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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