

# BELVOIR!

Belvoir Bournemouth  
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

Pine Vale Crescent, Redhill, Bournemouth, Dorset BH10 6BQ



Guide Price £415,000 Freehold

Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)

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This FOUR DOUBLE BEDROOM detached CHALET BUNGALOW is located in PINE VALE CRESCENT and benefits from a GOOD SIZED GARDEN with a WOODED BACKDROP. There is a THROUGH LIVING/DINING ROOM, KITCHEN/BREAKFAST ROOM, TWO BATHROOMS and FORECOURT PARKING.

DETACHED CHALET BUNGALOW \* PROCEEDABLE BUYERS ONLY \* FOUR DOUBLE BEDROOMS \* THROUGH LIVING/DINING ROOM \* KITCHEN/BREAKFAST ROOM \* GROUND FLOOR BATHROOM \* FIRST FLOOR SHOWER ROOM \* FORECOURT PARKING \* GOOD SIZED REAR GARDEN \* WOODED BACKDROP \* GAS HEATING VIA RADIATORS \* DOUBLE GLAZED

The side entrance door opens into the hallway with doors leading to ground floor rooms.

There is a through living/dining room with French doors opening out to the rear garden and open plan stairs leading up to the first floor accommodation.

The kitchen/breakfast room comprises a matching range of wall and floor mounted cupboard units with inset single drainer sink unit, contrasting roll edge work tops and tiled surrounds. There is a matching peninsular. Space for various appliances. Cupboard housing gas boiler serving heating and domestic hot water.

There are two double sized bedrooms located on the ground floor with a fully tiled family bathroom with a white suite comprising a pedestal wash hand basin, close coupled WC and panelled bath with shower and shower side screen. Heated towel ladder.

There are a further two bedrooms on the first floor with a fully tiled shower room comprising corner mounted wash hand basin, close coupled WC and corner shower cubicle.

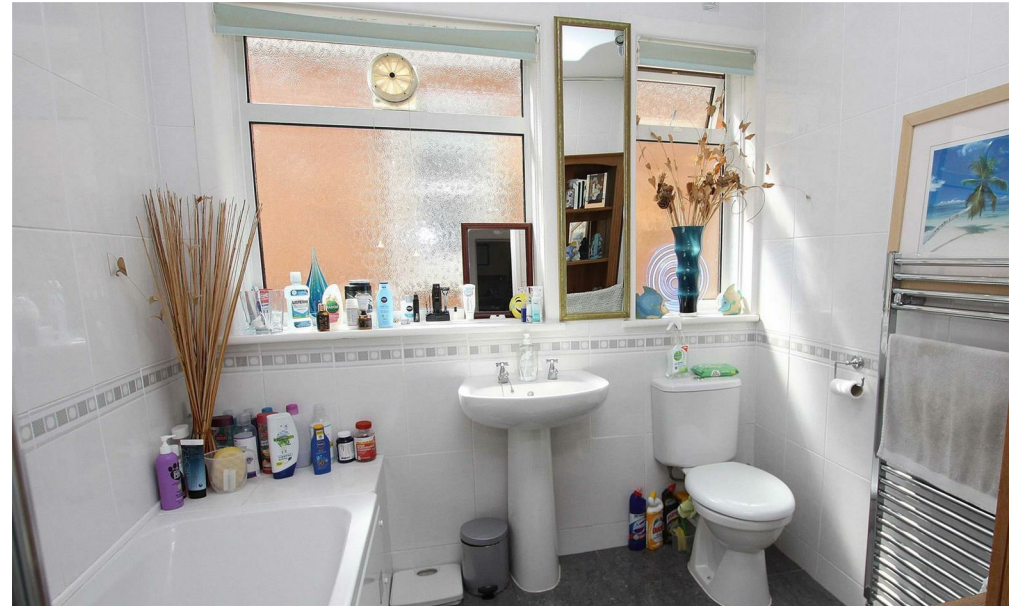
The front garden has a walled front boundary with vehicular access to forecourt parking for several vehicles. Gated side access leads to the main entrance and rear garden.

The rear garden is larger than average in size and enjoys a wooded back drop. A raised paved terrace abuts the full width of the rear elevation with the main garden area being partly sloped and extensively laid to lawn with a pond feature and variation of shrub life.

Council Tax Band D | 2022-2023 | £1981.

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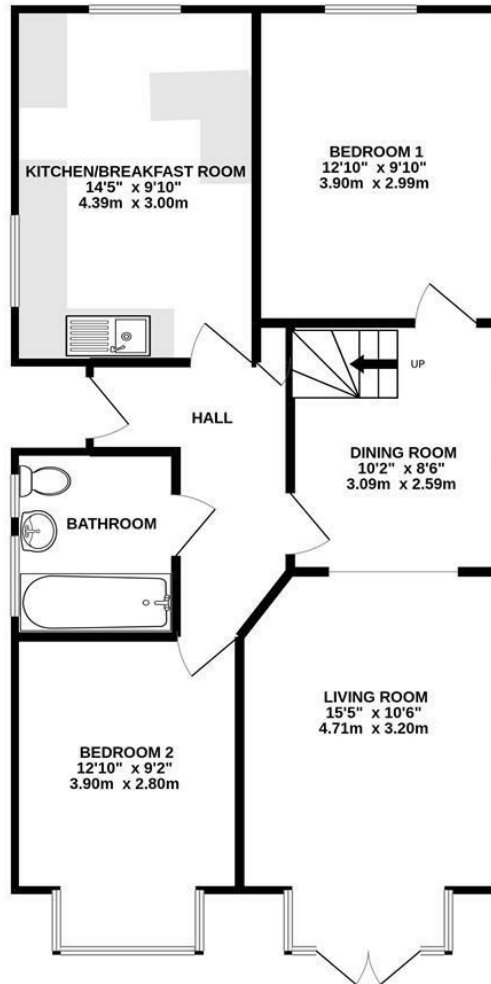


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GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	