



Tanglewood, 6 Pine View Close, Upton, Poole, Dorset, BH16 5ER

**£350,000**

- Two Double Bedrooms
- Beautifully Modernised
- Private Rear Garden
- Conservatory
- New Flooring Throughout
- Detached Bungalow
- Gas Central Heating
- Stunning Open Plan Living
- Garage & Driveway
- No Forward Chain!



# 6 Pine View Close, Poole BH16 5ER

NO FORWARD CHAIN! We are delighted to offer for sale this beautifully renovated and spacious, detached bungalow situated in an exclusive private road in Upton.



Council Tax Band: D



### Pine View Close

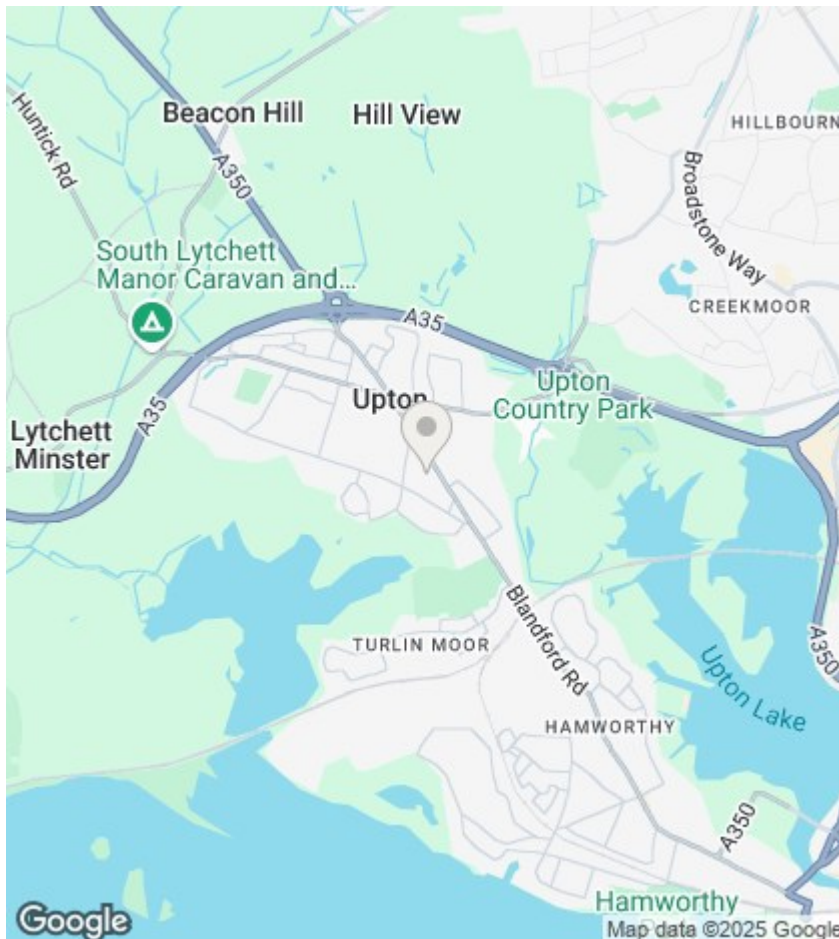
Having undergone almost complete refurbishment, the generous and modern accommodation briefly comprises; entrance hallway, two double bedrooms, open plan living/kitchen/dining space (which could be separated easily if preferred) with brand new kitchen, conservatory and stunning shower room.

Further benefits include; gas central heating fired by brand new boiler, double glazing, brand new carpets and flooring throughout, complete redecoration to all rooms, single garage with new flat roof and driveway providing off road parking.

The private rear garden really compliments the internal accommodation having been laid to lawn with a patio area immediately abutting the bungalow, attractive summer house and garden shed. There is an area to the side of the property ideal for a vegetable plot and all is enclosed by fencing and well maintained hedging.

Situated half way down a delightful private road but within easy reach of bus routes and local amenities, we believe high volumes of interest are expected so recommend internal viewings at your earliest convenience. To arrange, or for more information, please contact our Upton office.





## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>59</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 555000).