

# BELVOIR!

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

Swansbury Drive, Bournemouth, BH8 0LB



Asking Price £345,000 Freehold

Call: 01202 430 108

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



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IMMACULATE FOUR DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME | LIVING ROOM | KITCHEN/DINING ROOM | DOWNSTAIRS CLOAKROOM | UTILITY CUPBOARD | FAMILY SHOWER ROOM | LARGER THAN AVERAGE SIZED 'L' SHAPED GARDENS | AN ABSOLUTE MUST SEE

WALKING DISTANCE TO CASTLEPOINT, JP MORGAN AND BOURNEMOUTH HOSPITAL \* DOUBLE GLAZING THROUGHOUT \* GAS HEATING VIA RADIATORS \* CUL-DE-SAC LOCATION \* SCHOOL CATCHMENT FOR ALL AGES

The front entrance door leads from a covered walk through with a suspended bedroom over and opens into the hall.

The hall has full-twist stairs leading to the first floor and doors to all principal ground floor rooms.

Downstairs cloakroom with wash hand basin and close coupled WC. Folding doors open into the utility cupboard with plumbing for washing machine and space for a tumble dryer. Wall-mounted 'Ideal Logic' gas combination boiler serving the heating and domestic hot water.

The living room has double doors opening into the dining area with French doors opening out the rear garden.

The kitchen area comprises a matching range of wall and floor mounted cupboard units with roll edge works tops incorporating a 1.5 sink unit with tiled surrounds. Integrated halogen hob with fan-assisted oven under and extractor hood over. Integrated dish washer. Space for upright fridge/freezer. A door opens into a rear lobby with door to garden and door to a good sized store room.

The first floor has doors to the four bedrooms and shower room.

The shower room is fully tiled to all walls with a modern white suite comprising pedestal wash hand basin, close coupled WC and shower cubicle with integrated rain shower, body shower and shower hose.

There is a larger than average sized 'L' shaped fully enclosed garden with gated access. The garden is mainly laid to lawn with other areas laid to paving and decking. The garden also benefits from having a large timber construction outbuilding with power and light.

Council tax band C



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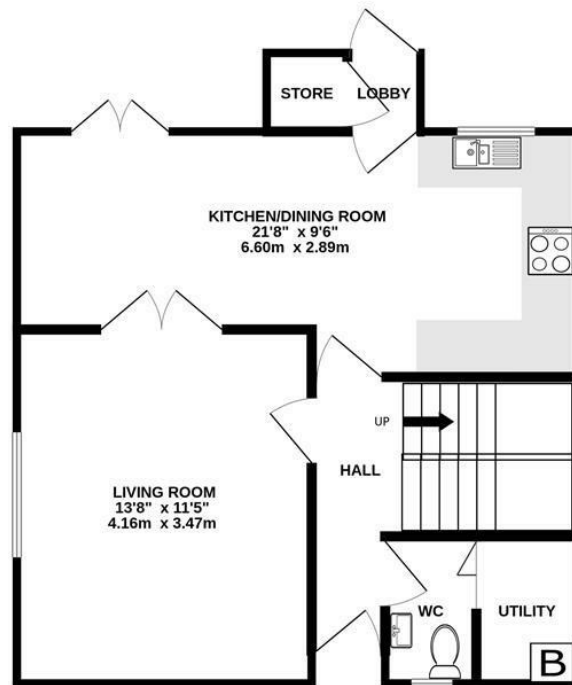
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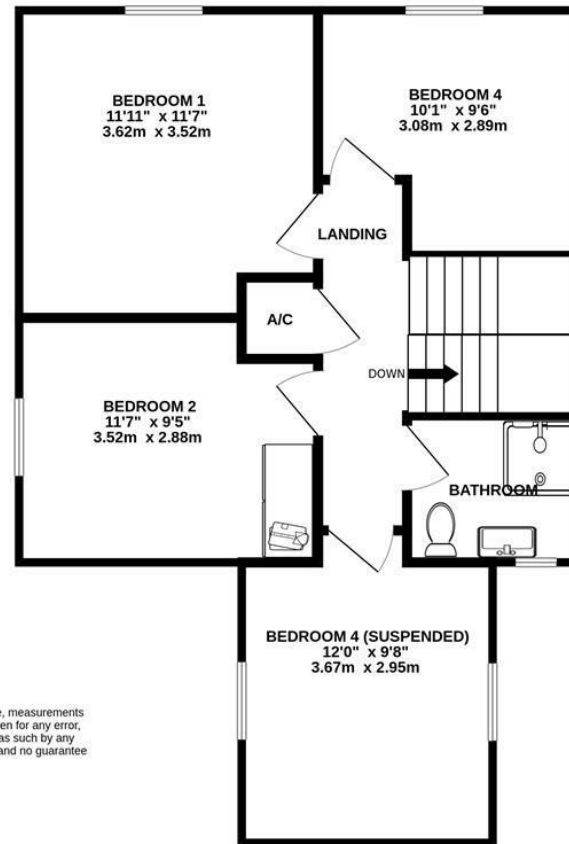




**GROUND FLOOR**  
476 sq.ft. (44.2 sq.m.) approx.



**1ST FLOOR**  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>64</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		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC