

BELVOIR!

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

Charminster Road, Bournemouth, Dorset BH8 9RH



Offers In Excess Of £360,000 Freehold

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A GREAT OPPORTUNITY to own this SUPERB SEMI-DETACHED HOUSE offering both GOOD FAMILY and AL FRESCO LIVING. Accommodation comprises THREE BEDROOMS, TWO RECEPTION ROOMS, NICE KITCHEN, CLOAKROOM, FAMILY BATHROOM, SUMMER HOUSE and lots more.

SEMI-DETACHED HOUSE | TWO RECEPTION ROOMS | ATTRACTIVE FITTED KITCHEN | DOWNSTAIRS CLOAKROOM | THREE BEDROOMS | FAMILY BATHROOM | REAR GARDEN DESIGNED FOR AL FRESCO ENTERTAINING | ATTRACTIVE SUMMER HOUSE | HOT TUB | ADDITIONAL OUTBUILDINGS | GAS HEATING VIA RADIATORS | DOUBLE GLAZING

The front entrance door opens into an enclosed porch which in turn has another door opening into the hallway which has stairs leading up to the first floor accommodation. There is an under stairs cloakroom.

The living room leads from the hallway and features a large bay window with inset seating with storage under.

There is a separate dining room with window to the rear overlooking the garden. There is linking access leading through to the kitchen.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops and peninsular breakfast bar. Matching cupboard housing a 'Glow-worm' gas combination boiler serving the heating and domestic hot water. Space for appliances.

The first floor landing provides access to the three bedrooms, two of which have fitted wardrobes.

The family bathroom is part tiled with a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with shower side screen and shower mixer taps for both a rain shower and body shower. Heated towel ladder.

The front garden is fully enclosed and big enough to create off road parking stpp. There is gated side access leading to the rear garden. The rear garden is fully enclosed and landscaped for al fresco entertaining. There is a superb summer house with additional outbuildings.

Council Tax | Band C | 2022/2023 | £1761.75

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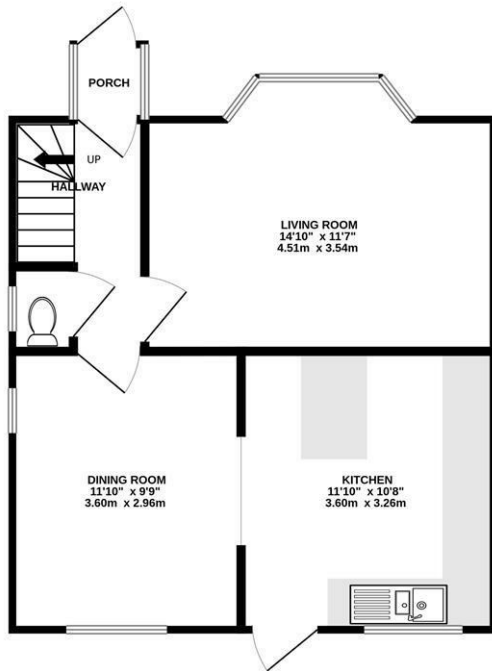


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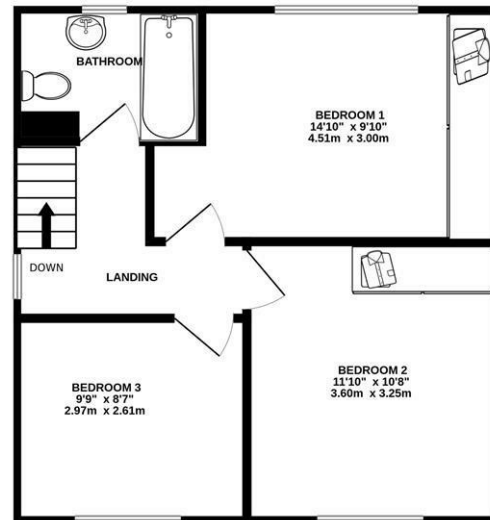
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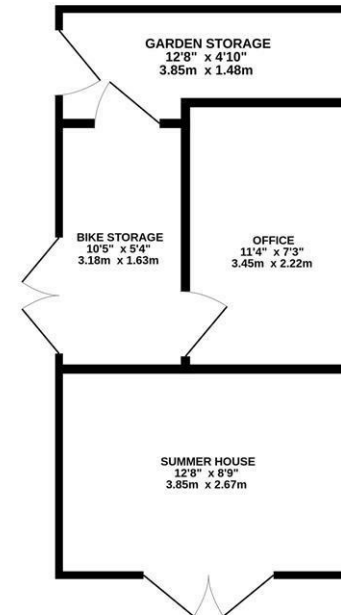
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



GARDEN COMPLEX
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC