

BELVOIR!

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

Nursery Road, Moordown, Bournemouth, BH9 3AT



Guide Price £425,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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IMMACULATE EXTENDED DETACHED CHARACTER HOUSE | LIVING ROOM WITH LOG BURNER | SEPARATE DINING ROOM | KITCHEN/BREAKFAST ROOM | GROUND-FLOOR SHOWER ROOM | LANDING | THREE DOUBLE BEDROOMS | FAMILY BATHROOM | OFF ROAD PARKING | FAMILY FRIENDLY REAR GARDEN

DOUBLE GLAZED * GAS HEATING VIA RADIATORS * CLOSE TO LOCAL SCHOOLS * POPULAR RESIDENTIAL LOCATION

The entrance door opens into the hall with stairs to first floor and doors to the living room and dining room.

The living room has a large front aspect bay window and recessed log burning stove. The dining room has French doors leading to the rear garden. Cast-iron fireplace feature. Door to under stairs cupboard. A door from here opens into the kitchen/breakfast room.

The kitchen/breakfast room has a range of wall and floor mounted cupboard units with contrasting wooden effect work tops incorporating a 1.5 bowl sink unit. 'Leisure' gas range style cooker. Integrated fridge, freezer and dishwasher. Dual aspect windows. Pantry. Inset down lighters. Door to rear lobby with door to garden and utility cupboard house a 'Glow-worm' gas boiler and plumbing for washing machine.

Ground-floor part-tiled shower room comprising wash hand basin, high level WC, large shower cubicle with integrated shower. Rear aspect window. Shaver point.

The landing has a side aspect window. Linen cupboard. Access to roof space. Doors to the three bedrooms and family bathroom.

The family bathroom has a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with integrated rain/body shower. Front aspect window.

The front garden is mainly laid to brick paving with off road parking. Gated side access to rear garden.

The rear garden has a large paved terrace abutting the full width of the rear elevation with the main garden being laid to lawn. Combination of flower and shrub life. Pergola.

Council tax band D

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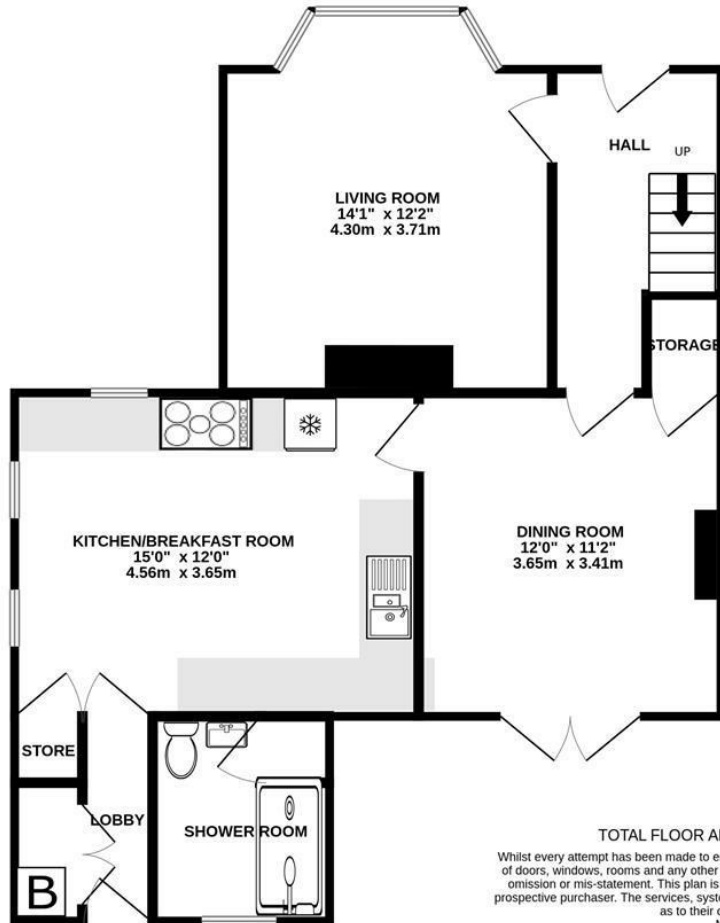


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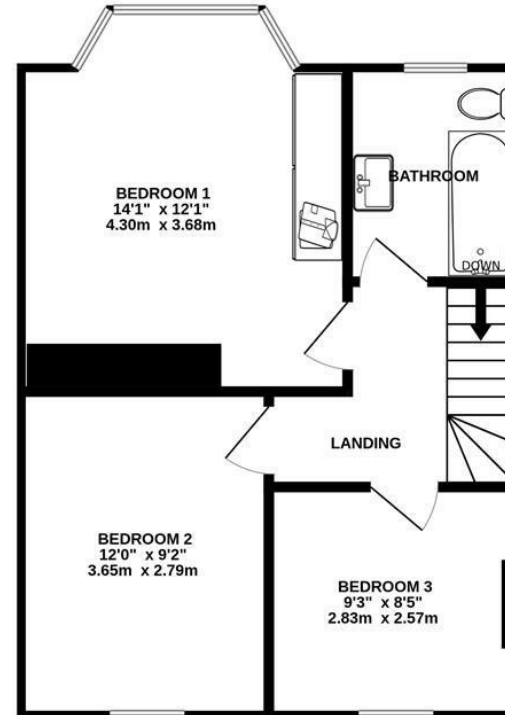
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GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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		
(55-68) D		
(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