

# BELVOIR!

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

Georgian Way, Bournemouth, BH10 7BX



Offers Over £425,000 Freehold

Call: 01202 430 108

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

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DETACHED HOUSE | NO FORWARD CHAIN | FOUR DOUBLE SIZED BEDROOMS | LIVING ROOM WITH LINKING ACCESS TO DINING ROOM | LARGE KITCHEN/BREAKFAST ROOM | GROUND FLOOR SHOWER ROOM | FIRST FLOOR FAMILY BATHROOM | LARGE GARAGE | DRIVE | ELEVATED PLOT | TIERED GARDEN

GAS HEATING VIA RADIATORS \* DOUBLE GLAZING \* SECLUDED PLOT \* CLOSE TO BUS ROUTES

The property sits on an elevated plot with drive to garage and adjacent steps leading up to the front terraced area with entrance door opening into the entrance hall with doors to the living room and ground floor shower room.

The living room has a large front aspect bow window with linking access to the good sized dining room. Stairs lead from the living room and a door leads from there into the kitchen.

The kitchen has a matching range of wall and floor mounted cupboard units and worktops incorporating a single drainer 1.5 bowl sink and tiled surrounds. Inset gas hob with electric oven under and extractor over. Space for various appliances.

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

The landing has doors to four double sized bedrooms and the family bathroom.

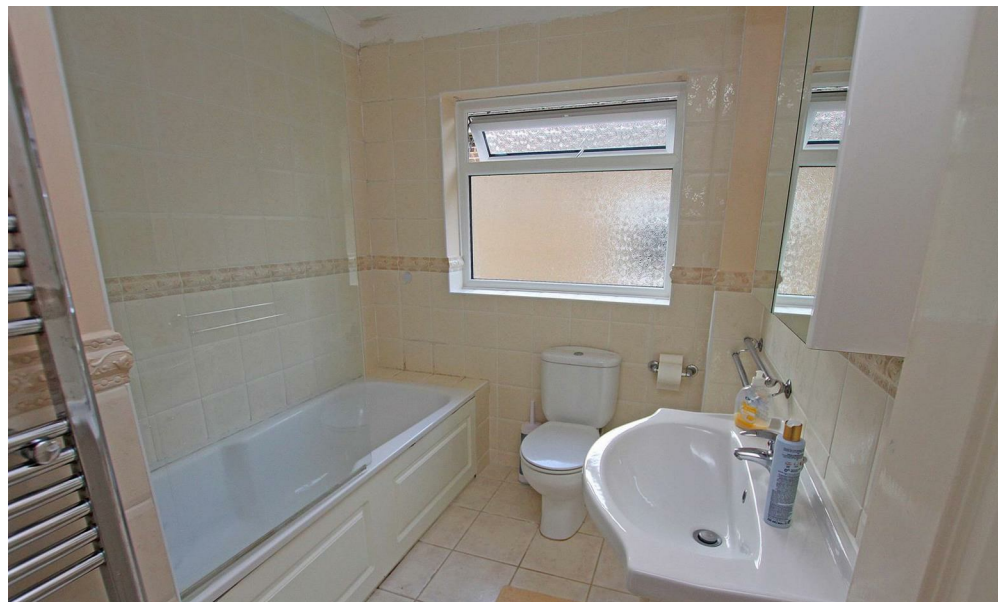
The family bathroom is fully tiled to all walls with a white suite comprising pedestal wash hand basin with mirrored cabinet over, close coupled WC and panelled bath with integrated shower and shower side screen.

There is a raised front garden with a range of mature shrub and tree life. There is a large garage at ground level with adjacent steps leading up to a terraced area and front door to the property. The rear garden is laid to a series of tiers and has dual side access to the front.

Council Tax Band E

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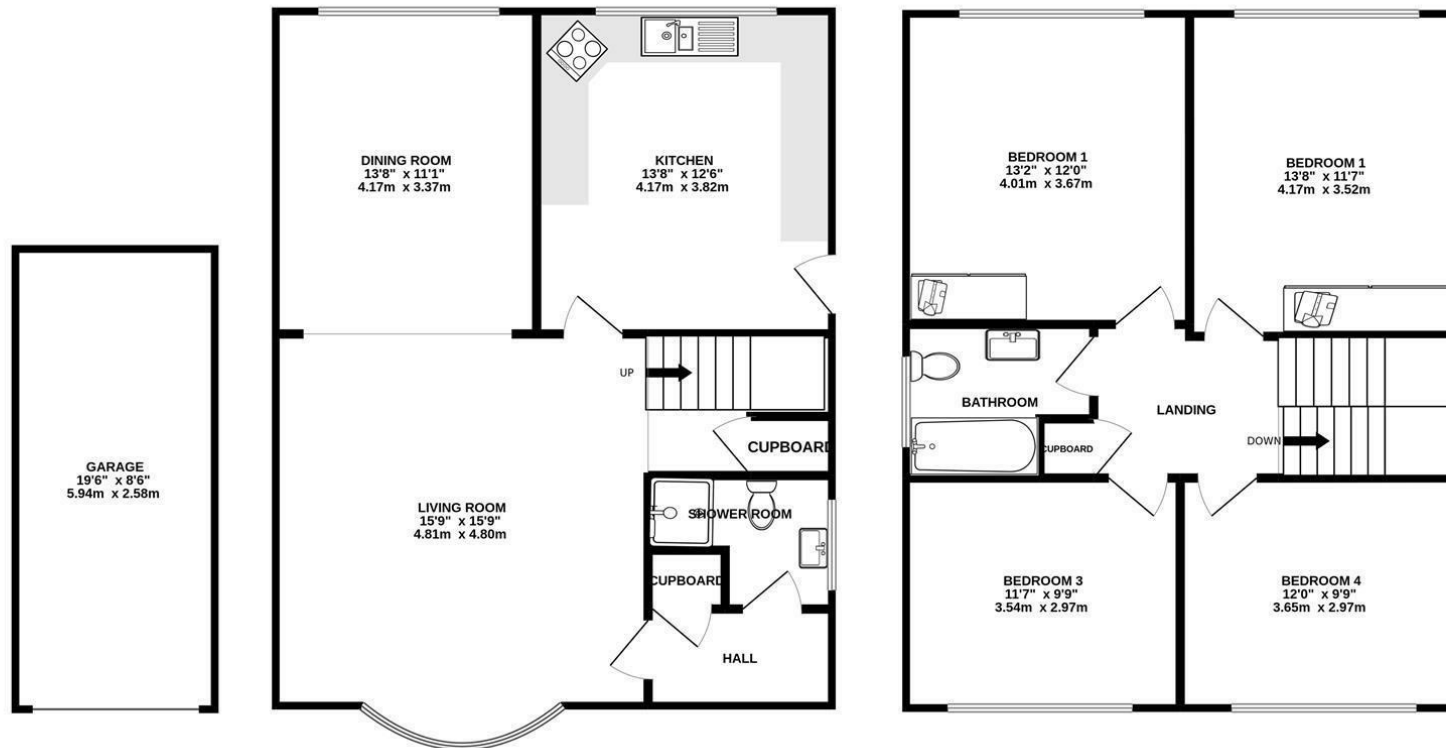
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LOWER LEVEL GARAGE  
165 sq.ft. (15.3 sq.m.) approx.

GROUND FLOOR  
703 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR  
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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