

BELVOIR!

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

St. Catherines Road, Southbourne, Bournemouth, BH6 4AA



Offers In Excess Of £375,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED BUNGALOW | NO FORWARD CHAIN | IN NEED OF MODERNISATION | WALKING DISTANCE TO SOUTHBOURNE OVERCLIFF | GOOD OFF ROAD PARKING | TWO BEDROOMS | TWO RECEPTION ROOMS | KITCHEN/BREAKFAST ROOM | BATHROOM | SEPARATE WC | FANTASTIC POTENTIAL

GAS HEATING VIA RADIATORS * DOUBLE GLAZING * SHORT FLAT WALK TO SOUTHBOURNE OVERCLIFF DRIVE AND SHOPS * POSSIBLE STRUCTURAL ISSUES * ROOF SPACE IDEAL FOR CONVERSION

The front door opens into an enclosed porch with a further door opening into the hall.

The hall has doors to all the principal rooms.

The living room has a front aspect bay window with two further feature side aspect windows.

There is a separate dining room with patio doors opening out to the rear garden.

There is a good sized kitchen with a dated range of kitchen units with a rear aspect window and side door to the driveway. Gas boiler serving the heating and domestic hot water.

Bedroom one has a front aspect bay window and the second bedroom has a rear aspect window.

There is a dated bathroom with a separate WC.

There is a decent sized front garden with side driveway and good off road parking.

There is a detached garage.

The rear garden is of a decent size.

Council tax band D

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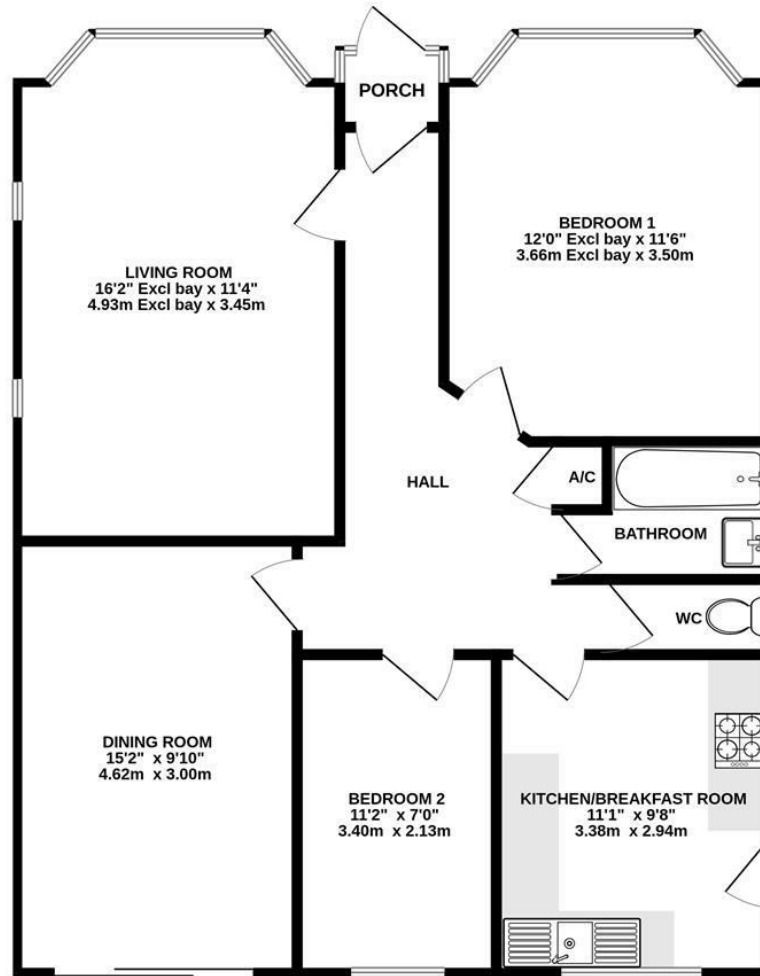


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DETACHED BUNGALOW 860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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		85
(69-80) C		
(55-68) D	59	
(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