

BELVOIR!

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

Edward Road, Bournemouth, BH11 8SX



Offers In Excess Of £300,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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SUPERB DETACHED BUNGALOW | NO FORWARD CHAIN | TWO DOUBLE SIZED BEDROOMS | LIVING ROOM | 17ft1 x 9ft3 CONSERVATORY | FITTED KITCHEN | FULLY TILED SHOWER ROOM | SEPARATE WC | FORECOURT PARKING & SIDE DRIVEWAY | AN ABSOLUTE MUST VIEW PROPERTY | KEYS IN OFFICE

LOW MAINTENANCE GARDEN WITH SHEDS * EASY ACCESS TO BUS ROUTES * GAS HEATING VIA RADIATORS * DOUBLE GLAZED

A side entrance door opens into an enclosed porch with further door to hall with doors to all principal rooms.

The living room has a front aspect bay window and working fireplace with a marble surround.

The kitchen has a matching range of white wall and floor mounted cupboard units with contrasting roll edge work tops with tiled surrounds. Inset 1.5 bowl sink unit. Gas cooker with canopy over. Wall-mounted 'Glow-worm' gas combination boiler serving the heating and domestic hot water. Side aspect window. Door to the:-

Conservatory with tiled flooring, plumbing for washing machine and French doors to garden.

Bedroom one has a rear aspect window and fitted wardrobes with sliding doors and bedroom two has a front aspect window.

Bedroom two has a front aspect window.

The shower room has fully tiled walls and floor. White suite comprising vanity mounted wash hand basin with cabinets under. Shower cubicle with fitted 'Mira' shower unit. Side aspect window.

Separate part tiled toilet with a close coupled WC.

The frontage has a walled front boundary with wide vehicular access to brick paved forecourt parking. Two sets of wrought iron gates lead via a wide side drive to the fully enclosed rear garden which is laid in part to brick paving and in part to concrete. Flower and shrub border. Two garden sheds.

Council tax band C

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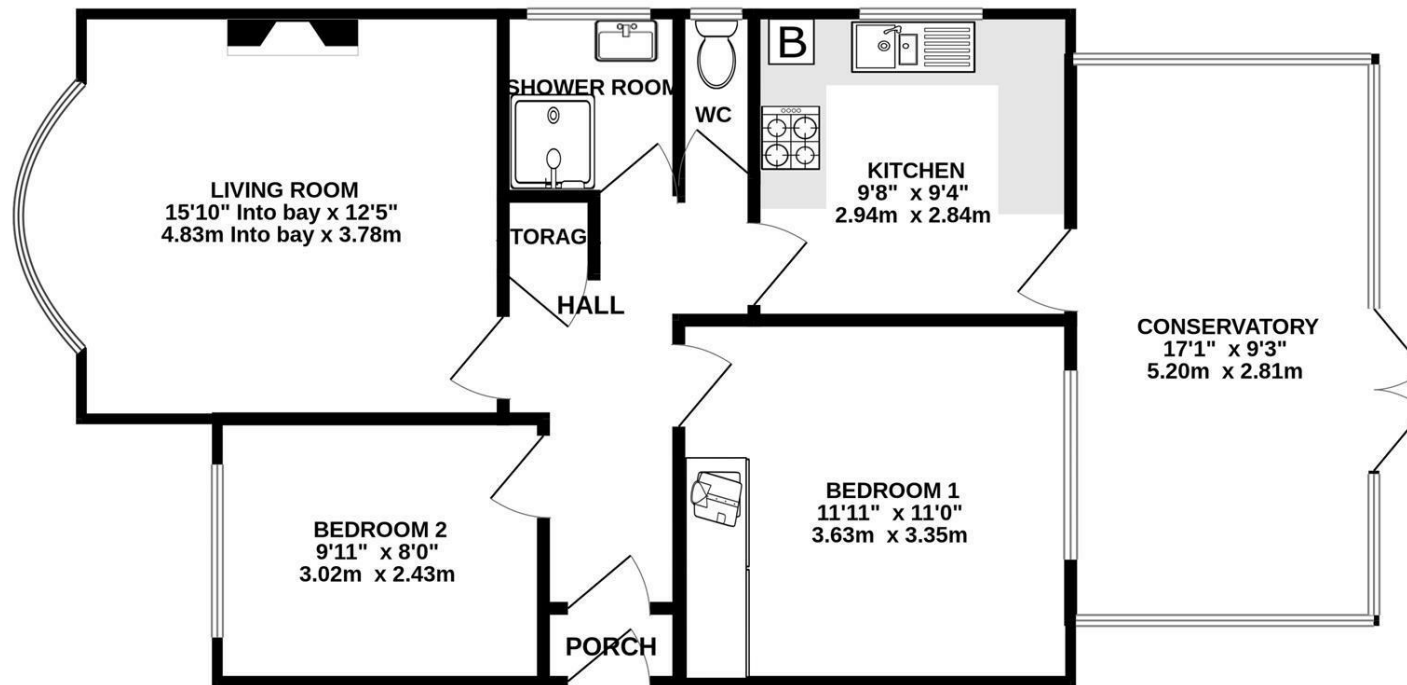


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DETACHED BUNGALOW 741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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		