

BELVOIR!

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

Beswick Avenue, Bournemouth, BH10 4EY



Offers In Excess Of £410,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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STUNNING DETACHED CHARACTER HOUSE | FOUR BEDROOMS | LIVING ROOM | SITTING ROOM | KITCHEN/BREAKFAST ROOM | CONSERVATORY | DOWNSTAIRS CLOAKROOM | MODERN SHOWER ROOM | POSH LOFT | PARKING TO REAR | SMALL GARDEN | VERY UNIQUE | LARGE HALLWAY

GAS HEATING VIA RADIATORS * DOUBLE GLAZING * CLOSE TO LOCAL SCHOOLS * AN ABSOLUTE MUST VIEW PROPERTY

There is an enclosed entrance porch with further door opening into a very spacious hallway with stairs to first floor with under stairs cloakroom.

The living room has a front aspect bay window complimented by two side aspect windows. There is a superb cast iron fireplace with tiled inlays housing a living flame gas fire.

The sitting room has a side aspect window with French doors leading to the conservatory. Cast iron fireplace.

The kitchen/breakfast room has a matching range of mainly base units with contrasting work tops and tiled surrounds. Wall-mounted 'Viessmann' gas combination boiler serving the heating and domestic hot water. Space for various appliances. A door leads into the conservatory and patio doors open out to the rear garden.

There is a large landing with doors to the four bedrooms and shower room.

The main bedroom has fold back steps to a posh loft with velux window currently used as an office.

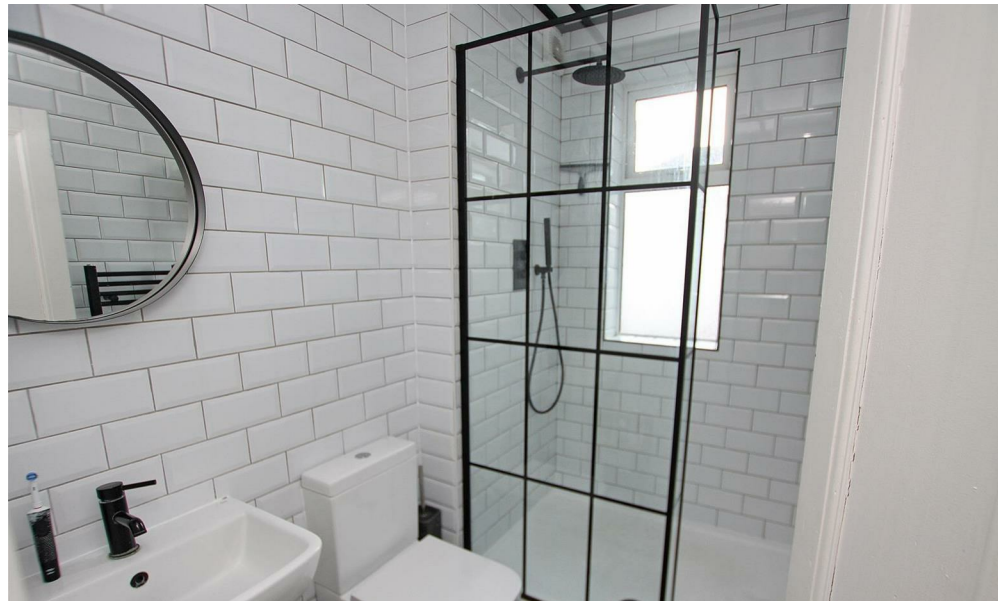
The shower room is fully tiled with a modern white suite comprising pedestal wash hand basin, close coupled WC and walk-in shower cubicle with rain/body shower. Heated towel ladder.

There is a small front garden and a small low maintenance rear garden laid to paving and lawn with gated rear access to a parking space.

Council tax band D

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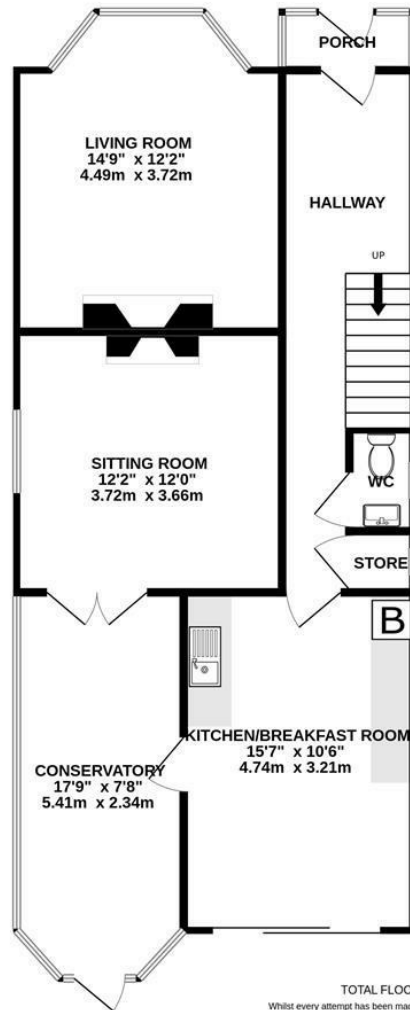


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GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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	