

BELVOIR!

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

Hudson Close, Poole, BH12 4PT



£315,000 Freehold

Call: 01202 430 108

belvoir.co.uk

BELVOIR!

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



Call: 01202 430 108

belvoir.co.uk

SEMI-DETACHED HOUSE | NO FORWARD CHAIN | WELL-PRESENTED | THREE BEDROOMS | DUAL ASPECT LIVING/DINING ROOM | FITTED KITCHEN | RE-FURBISHED BATHROOM | FRONT GARDEN WITH OFF ROAD PARKING | FAMILY FRIENDLY REAR GARDEN | OUTBUILDINGS

COMPLETION AVAILABLE FROM 2ND APRIL * NEWLY FITTED COMBINATION GAS BOILER * DOUBLE GLAZED * LOCATED IN ALDERNEY

The front entrance door opens into the entrance hall which has stairs leading to the first floor landing. Doors from here lead into the living/dining room and kitchen.

The living/dining room has a large front aspect window and French doors opening out to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops with tiled surrounds. Inset 1.5 bowl sink unit. Cupboard housing a 'Vaillant' gas combination boiler serving the heating and domestic hot water. Space for various appliances. Rear aspect window and door to rear garden.

The first floor landing has a linen cupboard and access to roof space.

There are two double bedrooms and one single bedroom.

The bathroom is fully tiled to all walls and the floor. It has a white modern suite comprising a floating wash hand basin with drawers under, close coupled WC and a panelled bath with fitted rain and body showers with shower screen. Inset ceiling down lighters. Heated towel ladder.

There is a decent sized front garden offering good off road parking with gated access to the rear garden.

The rear garden is of a good size with an area of decking abutting the full width of the house. The rest of the garden is laid mainly to lawn. There are two out buildings, one of which has power and light and linking access to the adjoining outbuilding.

Council tax band C

BELVOIR!

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

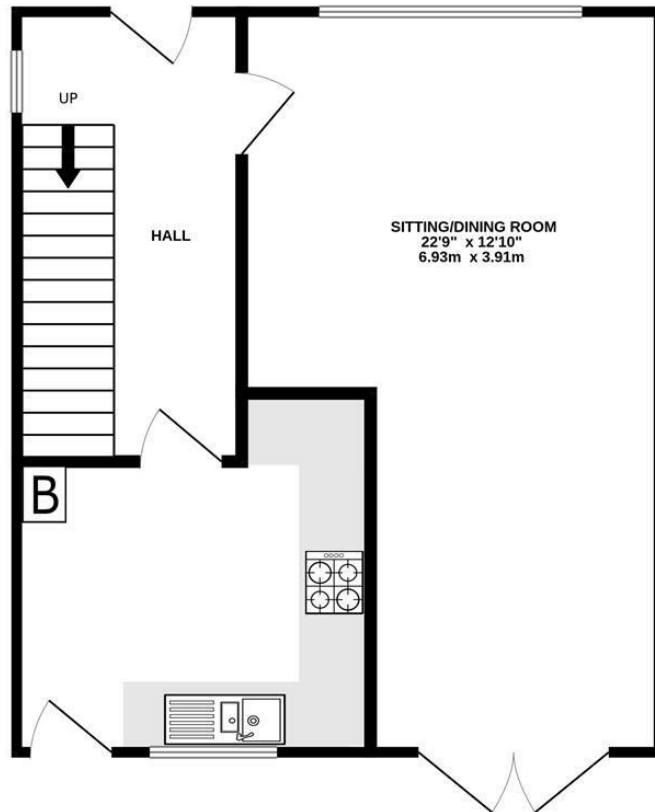


Call: 01202 430 108

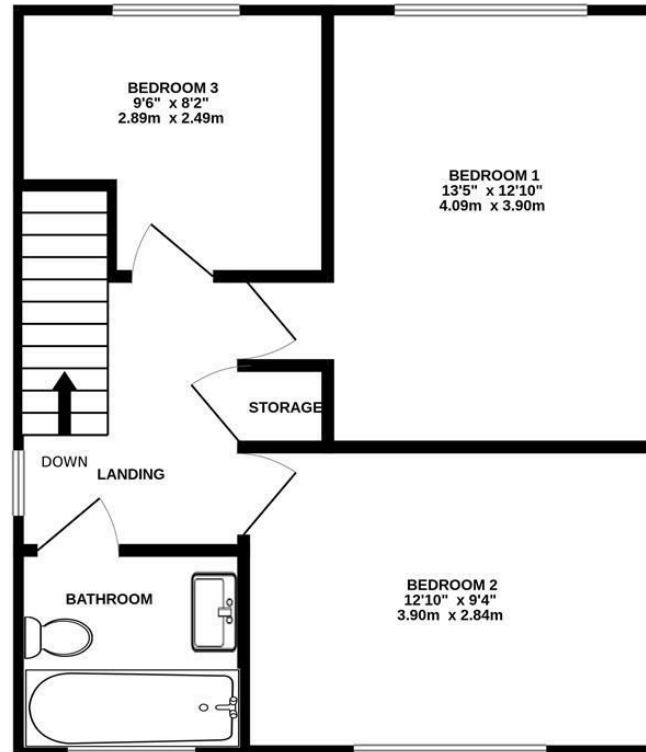
belvoir.co.uk



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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