

# BELVOIR!

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

Newmorton Road, Muscliff, Bournemouth, BH9 3NU



Offers In Excess Of £350,000 Freehold

Call: 01202 430 108

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

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DETACHED BUNGALOW | MUSCLIFF | NO FORWARD CHAIN | THREE BEDROOMS | LIVING ROOM | CONSERVATORY | KITCHEN | GOOD SIZED HALL | BATHROOM | SEPARATE WC | FRONT GARDEN | SIDE DRIVEWAY | CARPORT & DETACHED GARAGE | ENCLOSED REAR GARDEN

EXCELLENT RESIDENTIAL ROAD \* GAS HEATING VIA RADIATORS \* MAINLY DOUBLE GLAZED

There is a covered porch with entrance door leading to a good sized hallway.

The living room leads from the hall with patio doors opening out to the conservatory which has low elevations with double glazed units over and French doors leading out to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops and tiled surrounds. There is space for various appliances. Wall-mounted 'Glow-worm' gas boiler serving the heating and domestic hot water.

There are two large double bedrooms with front aspect bay windows and a third double bedroom with side aspect window.

The bathroom has a white suite comprising pedestal wash hand basin and panelled bath. In addition, there is a separate WC.

There is a decent sized front garden with a long side driveway leading via a carport to a detached 18ft1 x 8ft detached garage.

The rear garden is fully enclosed with an assortment of shrub life and garden shed.

Council tax band D

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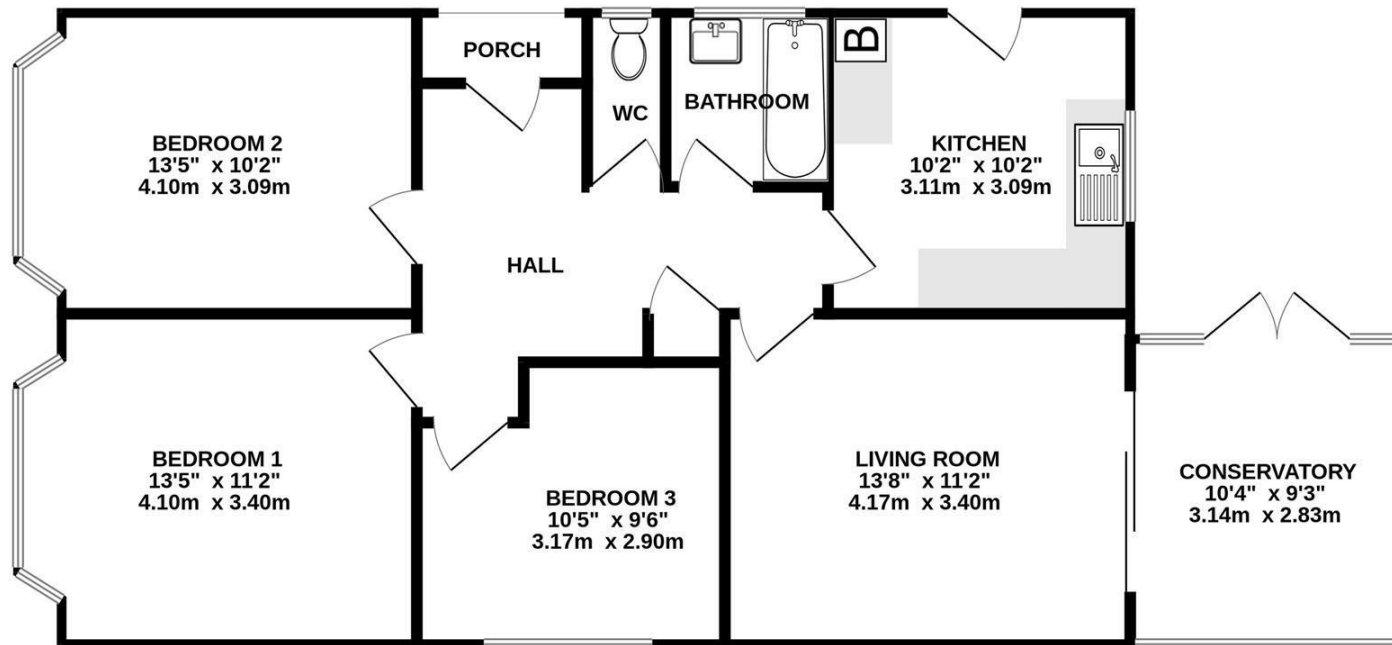


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## DETACHED BUNGALOW 886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		