

BELVOIR!

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

Franklin Road, Moordown, Bournemouth, BH9 3AY



£380,000 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

TRADITIONAL SEMI-DETACHED HOUSE | EXCELLENT RESIDENTIAL LOCATION | THREE DOUBLE SIZED BEDROOMS | TWO RECEPTION ROOMS | RECEPTION HALLWAY | DUAL ASPECT KITCHEN | FULLY TILED BATHROOM | OFF ROAD PARKING | 9ft4 x 9ft4 SUMMER HOUSE | ENCLOSED GARDENS

GAS HEATING VIA RADIATORS * DOUBLE GLAZED THROUGHOUT * EXCELLENT PRESENTATION * EXCELLENT FOR LOCAL SCHOOLS

There is a storm canopy over the front entrance door which opens into the reception hallway with open wooded flooring and stairs leading to the first floor landing.

The living room leads from the reception hallway and has a large bay window feature with plantation blinds.

The dining room leads from the reception hallway. It has a large window feature, fireplace feature and open wooded flooring. A door leads from here into the kitchen.

The kitchen has a matching range of wall and floor mounted cupboard units with wooden work tops and an inset 1.5 bowl sink unit. 'Range Style' gas cooker with six rings, hotplate and double oven. Integrated washing machine and dishwasher. There are dual aspect windows and rear porch with door to garden.

There is a good sized landing with doors to the three double sized bedrooms.

The bathroom is fully tiled to all walls with a modern white suite comprising wash hand basin, close coupled WC and panelled bath with shower attachment. Linen cupboard. Heated towel ladder.

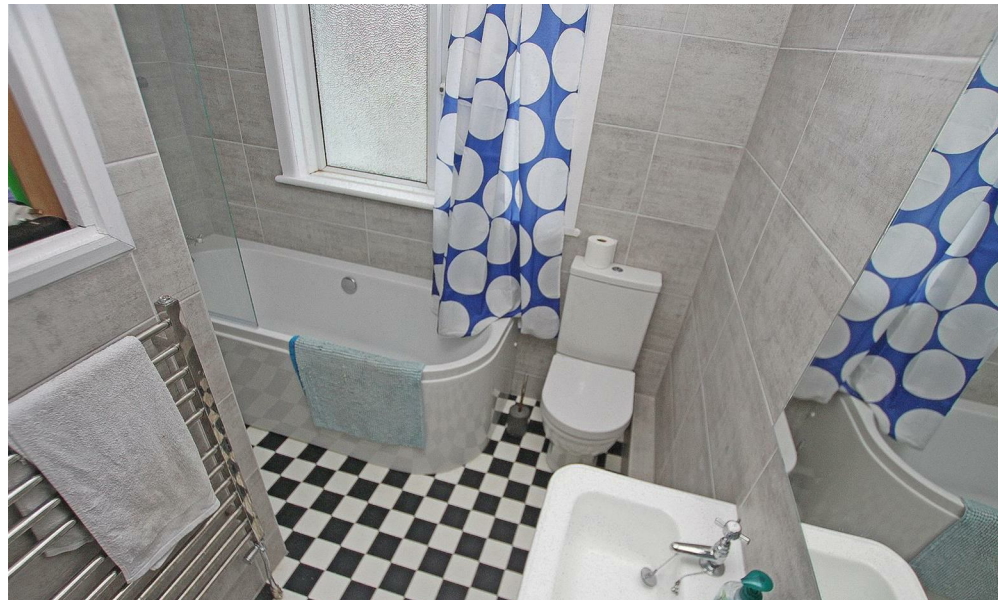
The front garden is fully enclosed with gated vehicular access to a brick paved area. Garden shed.

The rear garden is fully enclosed, being mainly laid to lawn with an area laid to paving abutting an insulated timber summer house measuring 9ft4 x 9ft4 with double glazed window, double glazed French doors, power and light. Flower and shrub borders.

Council tax band C

BELVOIR!

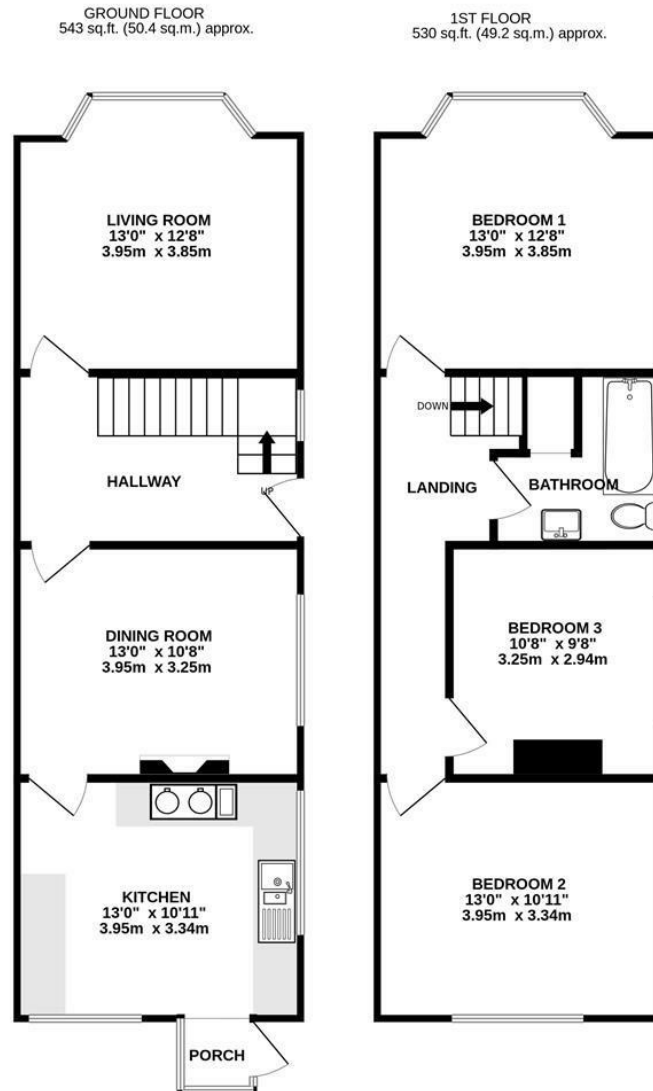
Belvoir Bournemouth
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU



Call: 01202 430 108

belvoir.co.uk





TOTAL FLOOR AREA: 1073 sq.ft. (99.6 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC