

BELVOIR!

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

Minterne Road, Moordown, Bournemouth, BH9 3EH



Offers In Excess Of £400,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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IMMACULATE DETACHED BUNGALOW | DUAL ASPECT LIVING ROOM | 'L' SHAPED GARDEN ROOM | FITTED KITCHEN | MASTER BEDROOM with ENSUITE | SECOND DOUBLE BEDROOM | FULLY TILED BATHROOM | LARGE ATTACHED GARAGE | EXCELLENT OFF ROAD PARKING | LANDSCAPED GARDENS

PLANTATION SHUTTERS THROUGHOUT * GAS HEATING VIA RADIATORS * DOUBLE GLAZED * GARAGE WITH ELECTRIC ROLL-UP GARAGE DOOR & INTEGRAL DOOR TO ACCOMMODATION * LOCATED IN A SUPERB RESIDENTIAL ROAD IN MOORDOWN

The entrance door opens into a good sized hallway with doors to all principle rooms.

The living room has a front aspect bay window and a second front aspect window.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops including a breakfast bar and inset 1.5 bowl sink. It has an integrated gas hob, oven, microwave/oven, fridge, freezer and dish washer. Dual aspect windows and door to garden room.

The garden room is 'L' shaped with low brick walls and double glazed units over. Side casement door and French doors to terraced area. Space and plumbing for washing machine and tumble dryer.

The master bedroom has an ensuite shower room which is part tiled to all walls with a white suite comprising wash hand basin with cupboard under, close coupled WC and shower cubicle with a 'Gainsborough' shower unit. Extractor fan. Heated towel ladder

Second double bedroom and a second fully tiled bathroom with a white suite comprising wash hand basin with cupboard under, mirror over with pelmet down lighting with shaver point, close coupled WC and 'P' shaped bath with integrated shower and side screen. Heated towel ladder.

Attached garage with dual aspect windows, power and light, electric roll-up garage door and a wall-mounted 'Glow-worm' gas boiler.

The front garden is wide and landscaped with excellent off road parking.

The rear garden is of good size and landscaped to a high standard, including a good sized paved terrace. Garden shed.

Council tax band

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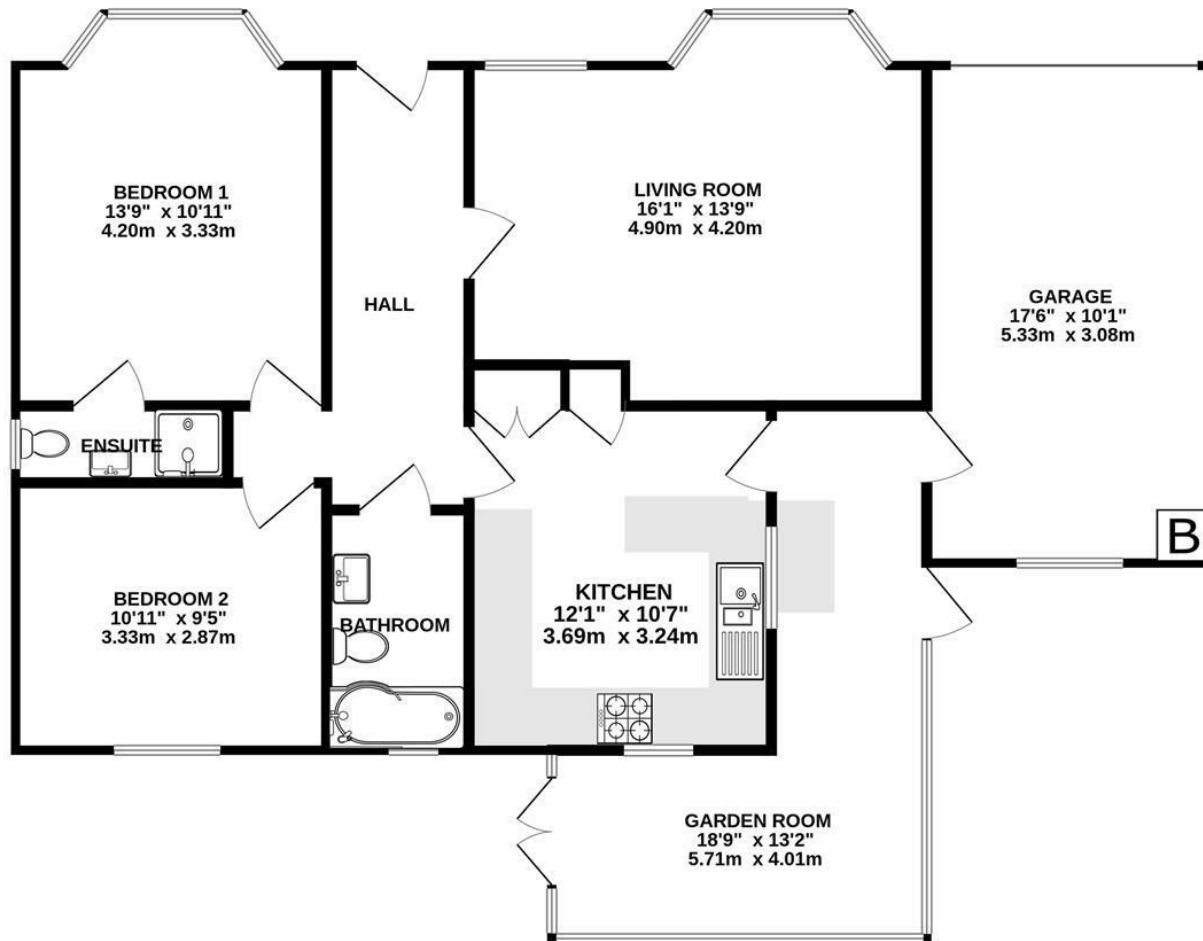


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DETACHED BUNGALOW 1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	