

BELVOIR!

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

Linden Road, Moordown, Bournemouth, BH9 2XH



Offers In Excess Of £365,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED BUNGALOW | BUILT IN 2007 | LIVING ROOM | FITTED KITCHEN/BREAKFAST ROOM | INTEGRATED APPLIANCES | MASTER BEDROOM WITH ENSUITE | GUEST BEDROOM | BATHROOM | DETACHED GARAGE | DRIVEWAY | LOW MAINTENANCE GARDENS

DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS * GARAGE WITH ELECTRIC ROLL-UP DOOR, POWER & LIGHT * FULL RANGE OF INTEGRATED APPLIANCES

A covered storm porch with entrance door opens into the hall.

The living room has French doors with flanking windows opening out to the rear garden.

The kitchen/breakfast room has a matching range of wall and floor mounted cupboard units with contrasting work tops with matching surrounds. Inset circular sink unit and drainer. Integrated five ring gas hob with extractor over, electric fan assisted oven and microwave oven/grill, fridge, freezer, washer/dryer and dish washer. Tiled flooring. Large box bay front aspect window. 'Worcester' gas combi boiler.

Bedroom one has a front aspect window with door to a ensuite shower room which is part tiled to all walls and the floor. White suite comprising pedestal wash hand basin, close coupled WC and a corner shower cubicle with integrated 'Grohe' shower unit. Inset ceiling down lighters. Heated towel ladder. Extractor fan. Front aspect window.

Bedroom two has a rear aspect window and fitted wardrobes.

The bathroom is part tiled to all walls and the floor. White suite comprising pedestal wash hand basin, close coupled WC and panelled bath with shower hose mixer taps. Inset ceiling down lighters. Rear aspect window. Heated towel ladder. Extractor fan.

There is an area laid to shrub life to the front with a resin side footway leading via gated side access to the rear garden. A separate side driveway leads to a detached garage with electric roll-up garage door, power and light. The rear garden is fully enclosed with wind resistant fencing. It is part laid to resin and part to AstroTurf. Range of flower and shrub life.

Council tax band D

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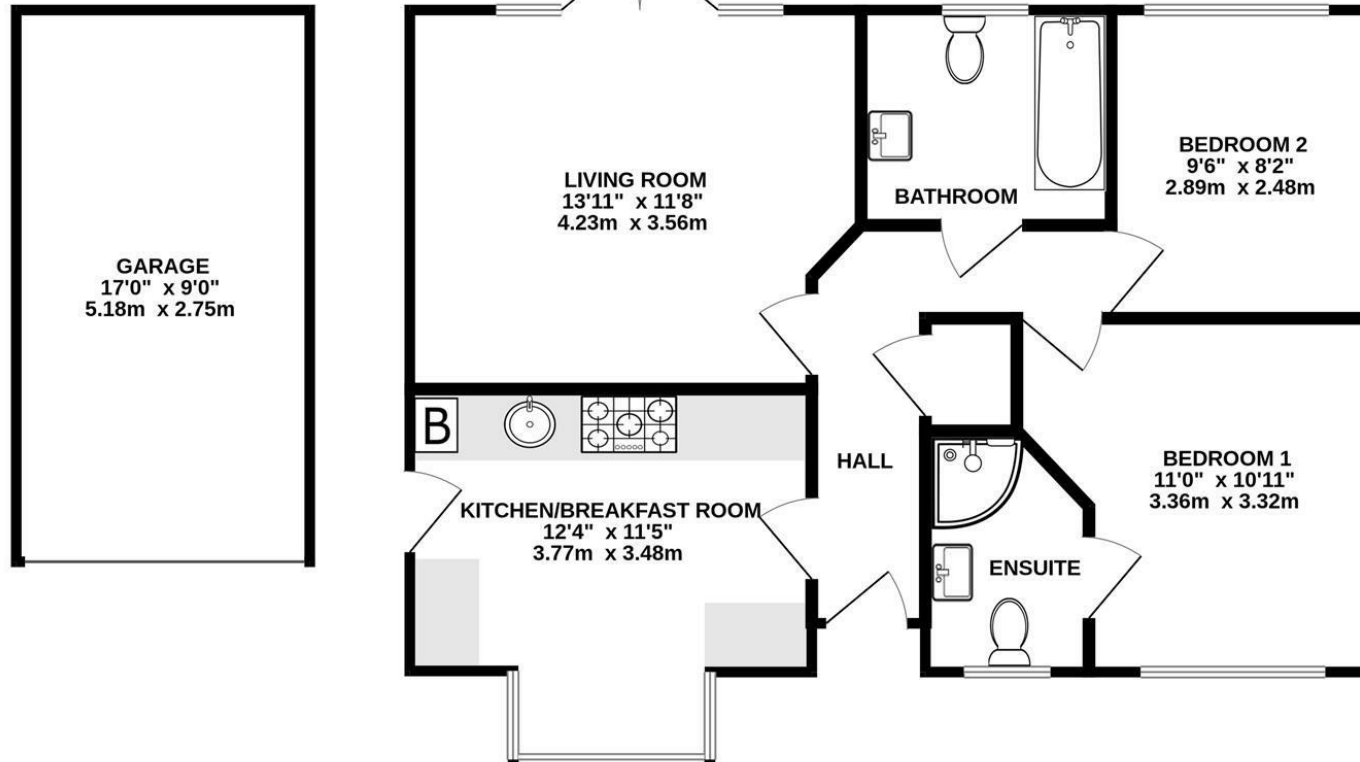


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DETACHED BUNGALOW 769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 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		91
(81-91) B	76	
(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