

# BELVOIR!

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

Charminster Road, Bournemouth, BH8 9RH



Offers Over £310,000 Freehold

Call: 01202 430 108

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

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SEMI-DETACHED HOUSE | NO FORWARD CHAIN | NEEDS UPDATING | THREE BEDROOMS | TWO RECEPTION ROOMS | LARGE KITCHEN | DOWNSTAIRS CLOAKROOM | CONSERVATORY | BATHROOM | GARAGE & CARPORT | DECENT SIZED REAR GARDEN

GAS HEATING VIA RADIATORS \* DOUBLE GLAZING \* CLOSE TO BUS ROUTES & LOCAL AMENITIES

There is an enclosed front garden with gated side access to the rear garden and footpath to a large covered storm porch with front entrance door.

The hall has quarter twist stairs leading to the first floor and door to a ground floor cloakroom with wash hand basin and close coupled WC.

The living room has a large front aspect bay window and door leading through to the kitchen.

The kitchen has a matching range of wooden effect wall and floor mounted cupboard units with contrasting roll edge work tops incorporating a single drainer sink unit. Integrated electric hob and built-in double oven. Space and plumbing for other appliances. There is a rear aspect window and door to a conservatory. A linking archway opens into the dining room with patio doors leading out to the rear garden.

The first floor landing has doors to the three bedrooms and the bathroom.

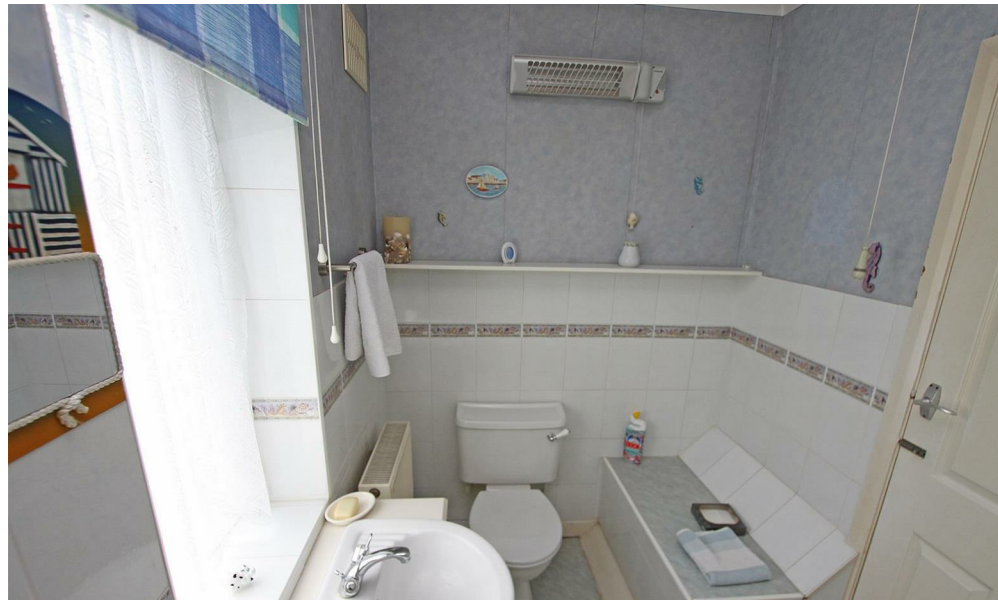
The bathroom is part tiled with a white suite comprising wash basin with fitted cabinet under, close coupled WC and a large walk-in shower cubicle with integrated shower. Front aspect window.

The rear garden is fully enclosed and of good sized. Vehicular access is gained from Luckham Road where there is a carport and garage. There is a paved area abutting the rear elevation with the remainder of garden being laid as lawn with a combination of shrub and tree life.

Council tax band C

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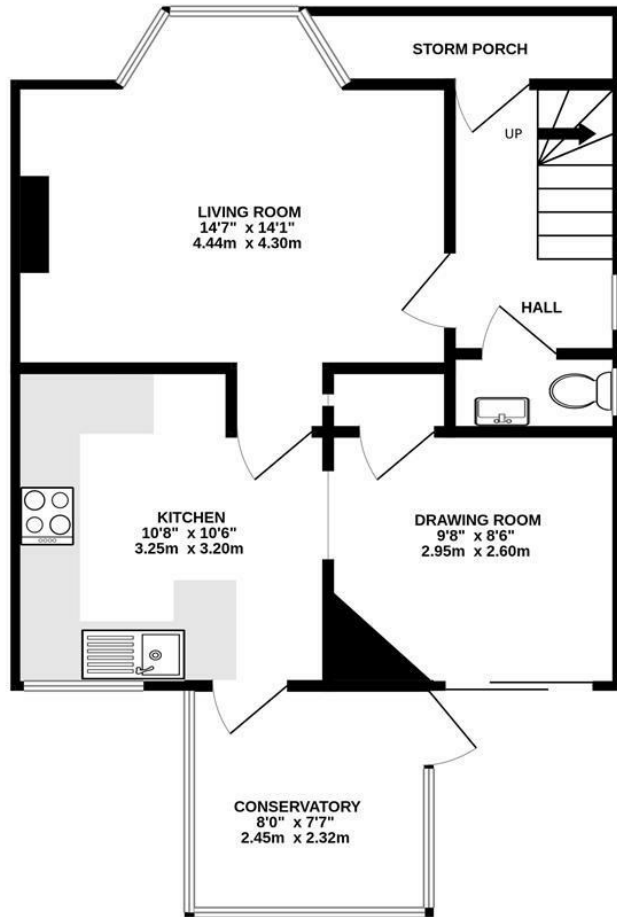


Call: 01202 430 108

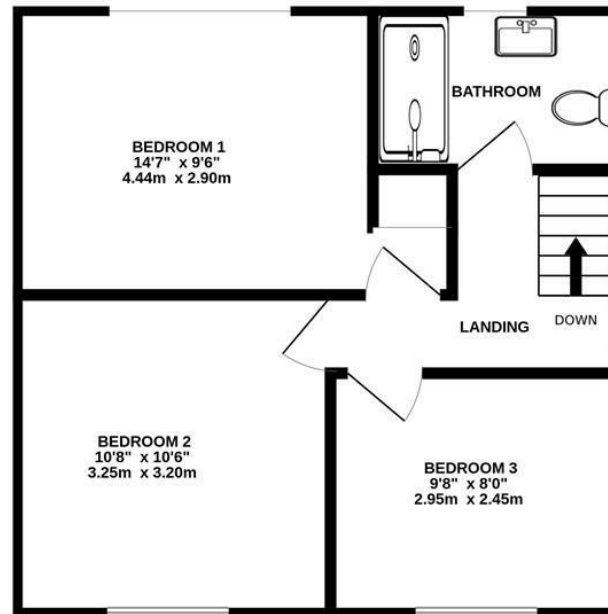
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**GROUND FLOOR**  
499 sq.ft. (46.4 sq.m.) approx.



**1ST FLOOR**  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 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>  |         |                         |
| (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 energy efficient - higher running costs                     |         |                         |
| <b>England &amp; Wales</b>                                      |         | 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>  |         |                         |
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| (1-20) <b>G</b>   |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |