

BELVOIR!

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

Calmore Close, Bournemouth, BH8 0NN



Asking Price £340,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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IMMACULATE TERRACED HOUSE | POSSIBLY THE BEST HOUSE IN THE ROAD | THREE BEDROOMS | LIVING/DINING ROOM | QUALITY FITTED KITCHEN | LUXURY BATH/SHOWER ROOM | FORECOURT PARKING | LOW MAINTENANCE GARDEN DESIGNED FOR ALFRESCO ENTERTAINING

QUALITY FITTINGS THROUGHOUT * GAS HEATING VIA RADIATORS * DOUBLE GLAZING THROUGHOUT * LOCATED CLOSE TO CASTLEPOINT * LOCATED CLOSE TO EXCELLENT SCHOOLS

The property enjoys kerb side appeal with the entrance door opening into the hall.

The hall has a tiled floor with mood lighting and stairs with storage under leading to the first floor landing.

The living/dining room is bright and airy with a range of features. There is a large rear aspect window and French doors with matching side screens opening out to the rear garden.

The kitchen has a feature tiled wall with a modern range of wall and floor mounted cupboard units with complimentary work tops and surrounds. Inset sink unit. Space for a gas range style cooker. More space and plumbing for other kitchen appliances. Dual front aspect windows. Tiled floor. Inset down lighters.

The first floor landing has doors to the three bedrooms and family bath/shower room.

The family bath/shower room is tastefully fully tiled with a modern white suite comprising a floating wash hand basin with drawers under, mirror and lights over, close coupled WC, free standing roll-edge bath and large shower cubicle with both rain and body showers. Inset down lighters. Rear aspect window. Under-floor heating.

The frontage has brick paved parking.

The rear garden is fully enclosed with gated rear access to Chesildene Drive. There is a large paved terrace abutting the full width of the rear elevation with raised flower and shrub retainers. Further section laid to decking ideal for a barbecue. The remainder of the garden is laid to AstroTurf.

Council tax band C

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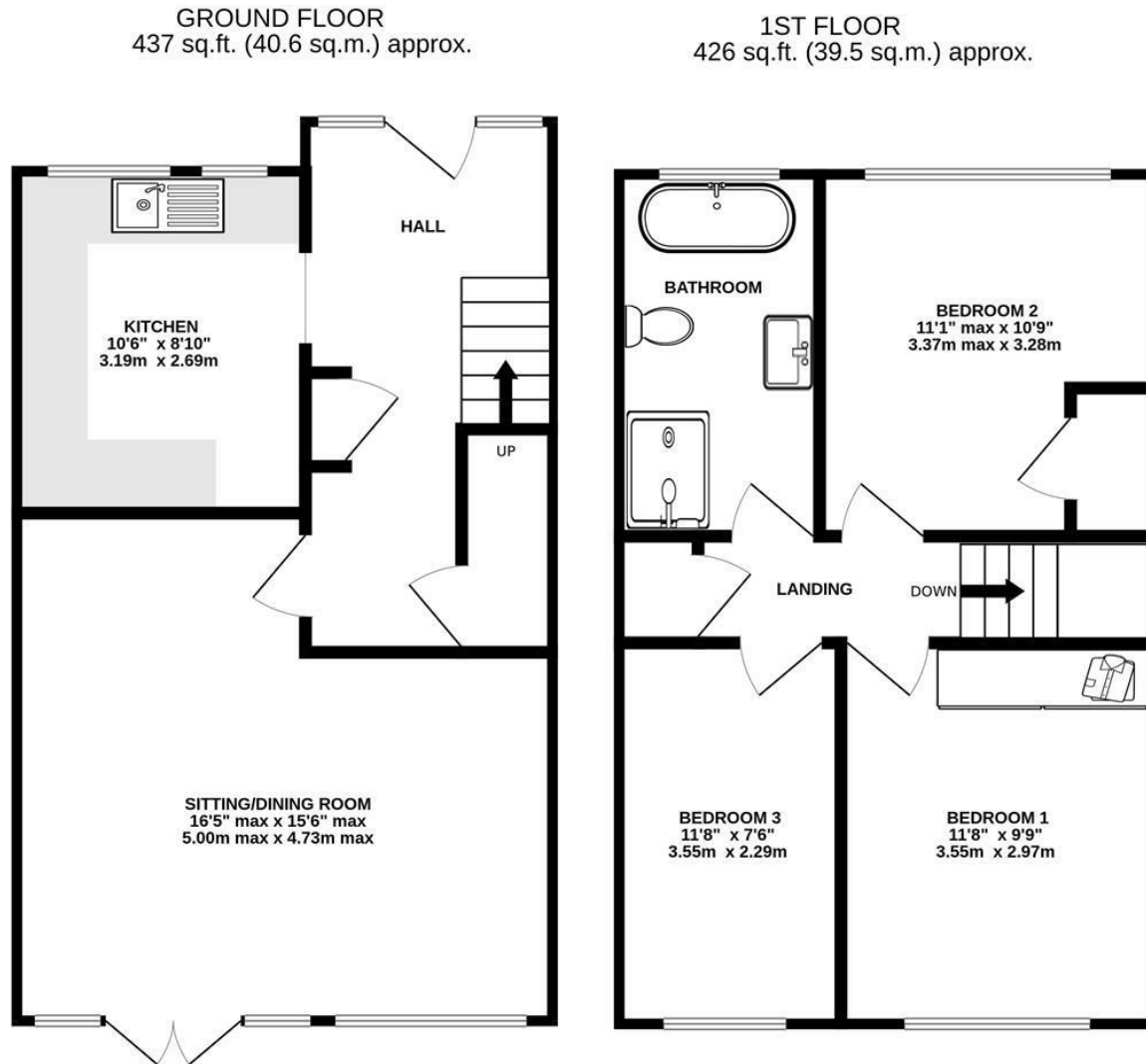
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TOTAL FLOOR AREA : 863 sq.ft. (80.1 sq.m.) approx.

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) A		
(81-91) B		
(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