

BELVOIR!

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

Gunville Crescent, Bournemouth, BH9 3QA



Offers Over £450,000 Freehold

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EXTENDED END TERRACED HOUSE | NOTHING ELSE LIKE IT | FOUR DOUBLE SIZED BEDROOMS | SPACIOUS 'L' SHAPED LIVING/DINING ROOM | ATTRACTIVE FITTED KITCHEN | DOWNSTAIRS CLOAKROOM | FAMILY BATHROOM | REAR GARDEN DESIGNED FOR ALFRESCO ENTERTAINING | LARGE WORKSHOP

IMMACULATE THROUGHOUT * GAS HEATING VIA RADIATORS * DOUBLE GLAZED THROUGHOUT * LOCATED CLOSE TO EXCELLENT LOCAL SCHOOLS AND AMENITIES * AN ABSOLUTE MUST VIEW PROPERTY

The front garden is enclosed by picket style fencing with gated access and path the front entrance door which opens into the hall.

The hall has stairs leading to the first floor and doors to all principal rooms. The cloakroom has a tiled floor and a white suite comprising wash hand basin with cabinet under and concealed cistern WC.

There is a spacious bright and airy 'L' shaped living/dining room with a rear aspect window and French doors with matching side screens opening out to a covered seating area and rear garden. Deep storage cupboard.

There is semi-open plan access to the kitchen which has an attractive range of wall and floor mounted cupboard units with contrasting work tops and surrounds. Inset sink unit. Five ring gas hob with extractor over. Double electric fan-assisted oven. Space and plumbing for other appliances. Front aspect window. Inset down lighters.

The first floor landing benefits from a light tube and has doors to the four double sized bedrooms and the bathroom.

The bathroom is part tiled with a white suite comprising wash hand basin with fitted cabinet under, close coupled WC and panelled bath with shower hose attachment and shower side screen. Light tube.

The rear garden is enclosed and designed totally for alfresco entertaining. There is a covered seating area abutting the rear elevation. Further good sized part open gazebo making for a great place to chill out. The area is laid mainly to Astro turf with raised beds. There is a large workshop with power and light.

Council tax band C

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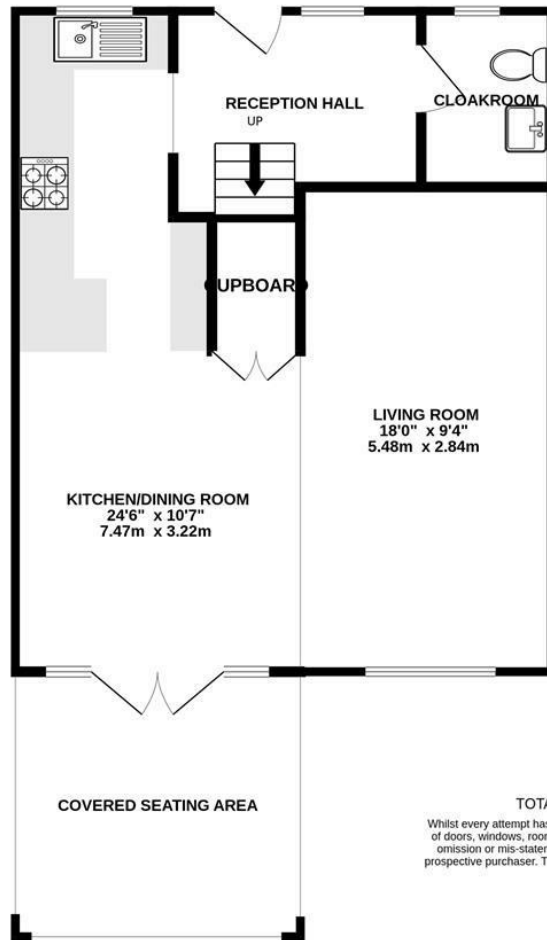


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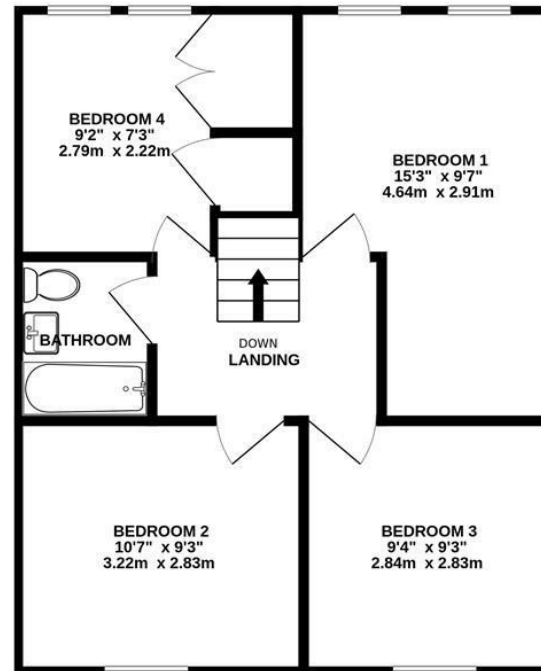
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GROUND FLOOR
591 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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		86
(81-91) B	74	
(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