

BELVOIR!

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

Branksome Hill Road, Talbot Woods, Bournemouth, BH4 9LD



Offers In Excess Of £880,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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UNIQUE DETACHED RESIDENCE | NO FORWARD CHAIN | TALBOT WOODS | TWO RECEPTION ROOMS | QUALITY FITTED KITCHEN/BREAKFAST ROOM | MASTER BEDROOM SUITE | THREE FURTHER BEDROOMS | FAMILY BATHROOM | DETACHED GARAGE | AMPLE PARKING | LARGER THAN AVERAGE BACK GARDEN

GAS HEATING VIA RADIATORS * DOUBLE GLAZING * EXCELLENT RESIDENTIAL ROAD

A covered storm porch with entrance door opens into a good sized reception hall with stairs to the first floor landing and doors to all ground-floor principal rooms. There is an under stairs cloakroom.

The living room has a large front aspect window, two side aspect windows and bi-fold doors to the rear garden.

There is a separate dining room with rear aspect window.

The kitchen/breakfast room has a matching range of fitted kitchen units with complimentary work tops and a full range of integrated appliances. Dual side aspect windows and patio doors to the rear garden. Tiled flooring.

The first floor landing is of good size.

There is a master bedroom suite with a front aspect window, walk-in wardrobe and ensuite shower room.

There are a further three double sized bedrooms.

The bathroom is fully tiled to all walls and floor with a white suite comprising wash hand basin, concealed cistern WC and panelled bath with shower.

A brick paved drive leads up to an area of forecourt parking and a detached garage. Gated side access leads to a larger than average sized rear garden approximately 61ft depth x 44ft width. There is a large terraced area abutting the full width of the rear elevation with the main part of the garden being lawned with retained flower and shrub borders.

Council tax band F

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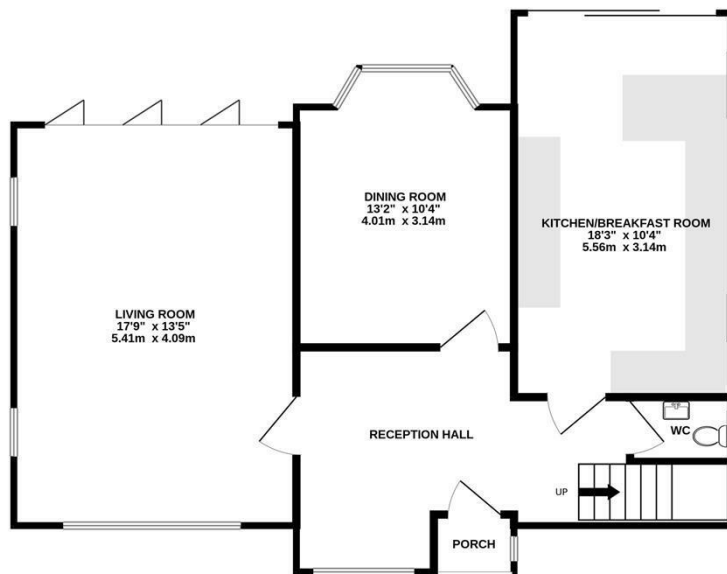


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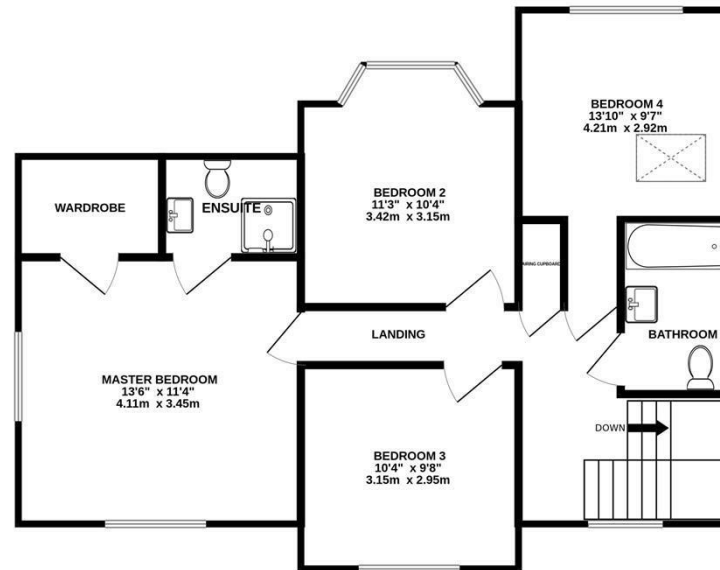
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GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.4 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		81
(69-80) C		
(55-68) D	55	
(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