

BELVOIR!

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

Redbreast Road North, Bournemouth, BH9 3JF



Asking Price £395,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED FAMILY HOUSE | NO FORWARD CHAIN | THREE BEDROOMS | LIVING ROOM | DINING ROOM | FITTED KITCHEN | BATH/SHOWER ROOM | SEPARATE WC | FRONT GARDEN | GATED SIDE DRIVEWAY | GOOD SIZED REAR GARDEN | MUST BE VIEWED

DOUBLE GLAZED * GAS HEATING VIA RADIATORS * LOCATED CLOSE TO BUS ROUTES * LOCATED CLOSE TO LOCAL SCHOOLS

There is an enclosed entrance porch with further door opening into a good sized hallway with doors to all principal ground floor rooms and stairs to the first floor. Under stairs cupboard with plumbing for washing machine.

The living room has a large front aspect bay window and a linking walk through to a good sized dining room with patio doors and matching side screens opening out to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting work tops with tiled surrounds. Double bowl sink unit. Inset 5 ring gas hob with extractor and electric oven. Space for upright fridge/freezer. Wall-mounted 'Vaillant' gas boiler serving heating and domestic hot water. Heated towel ladder. Dual aspect windows and side door to driveway.

The first floor landing has a side aspect window.

The main bedroom is of good size and has a range of fitted bedroom furniture. There are a further two bedrooms.

The bathroom is part tiled and has a white suite comprising a wash hand basin with cupboard under, panelled bath and shower cubicle. Side aspect window. Heated towel ladder. There is a separate part tiled toilet with a close coupled WC and side aspect window.

The front garden has a gated side driveway.

The rear garden is fully enclosed and of good size. A large area of paving abuts the full width of the rear elevation. The main garden area is lawned with some shrub and tree life.

Council tax band D

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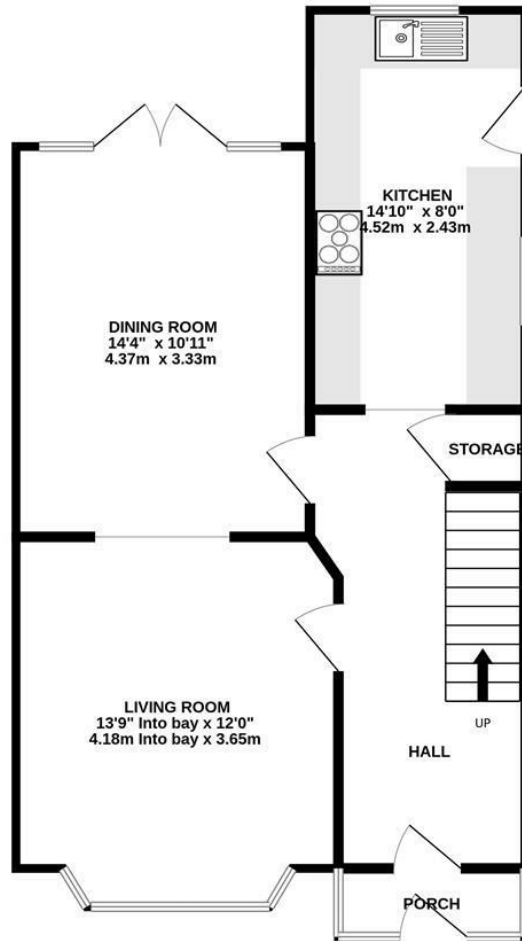


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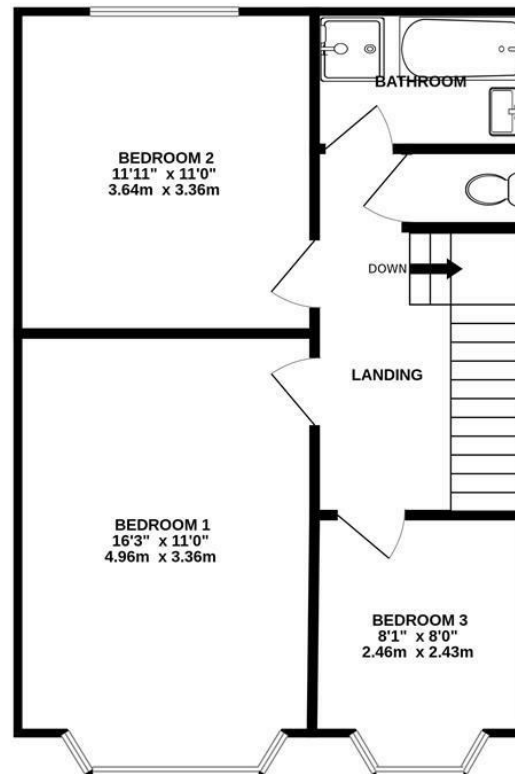
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GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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		77
(69-80) C		
(55-68) D	60	
(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