

BELVOIR!

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

Strouden Road, Bournemouth, BH9 1QW



Asking Price £300,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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WELL-PRESERVED | SEMI-DETACHED HOUSE | NO FORWARD CHAIN | TWO DOUBLE SIZED BEDROOMS | LIVING ROOM | KITCHEN/BREAKFAST ROOM | BATHROOM | GAS HEATING VIA RADIATORS | DOUBLE GLAZING | ENCLOSED REAR GARDEN | DETACHED OUTBUILDING | ON STREET PARKING

The front entrance door opens into the entrance hall.. Quarter twist stairs with cupboard under lead up to the first floor. Cloaks cupboard.

The living room leads from the hall with front aspect window and open varnished flooring. Fireplace.

The kitchen/breakfast room has a matching range of cream wall and floor mounted cupboard units with contrasting roll-edge wooden effect worktops. Inset gas hob with extractor over and electric fan-assisted oven under. Integrated dish washer. Cupboard housing a 'Potterton' gas boiler serving the heating and domestic hot water. Space for upright fridge/freezer and plumbing for washing machine. Rear aspect window. Door to rear porch with further door to rear garden.

The landing has an airing cupboard housing a lagged hot water tank with fitted immersion heater and linen storage over.

There are two double sized bedrooms.

The bathroom has a modern white suite comprising floating wash hand basin, close coupled WC and a tiled panelled bath with rain and body showers. Front aspect window. Heated towel ladder. Inset down lighters.

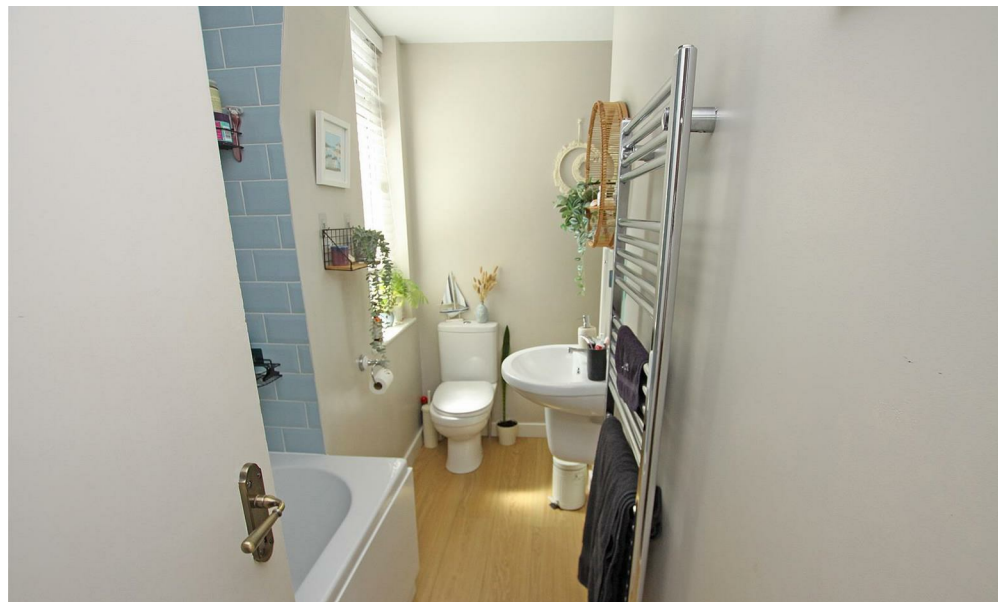
Enclosed front garden with footpath to the front door.

The rear garden is fully enclosed with gated side access from the front. Laid mainly to lawn with flower and shrub borders. Outside tap. Detached 10ft10 x 6ft brick and block outbuilding.

Council tax band C

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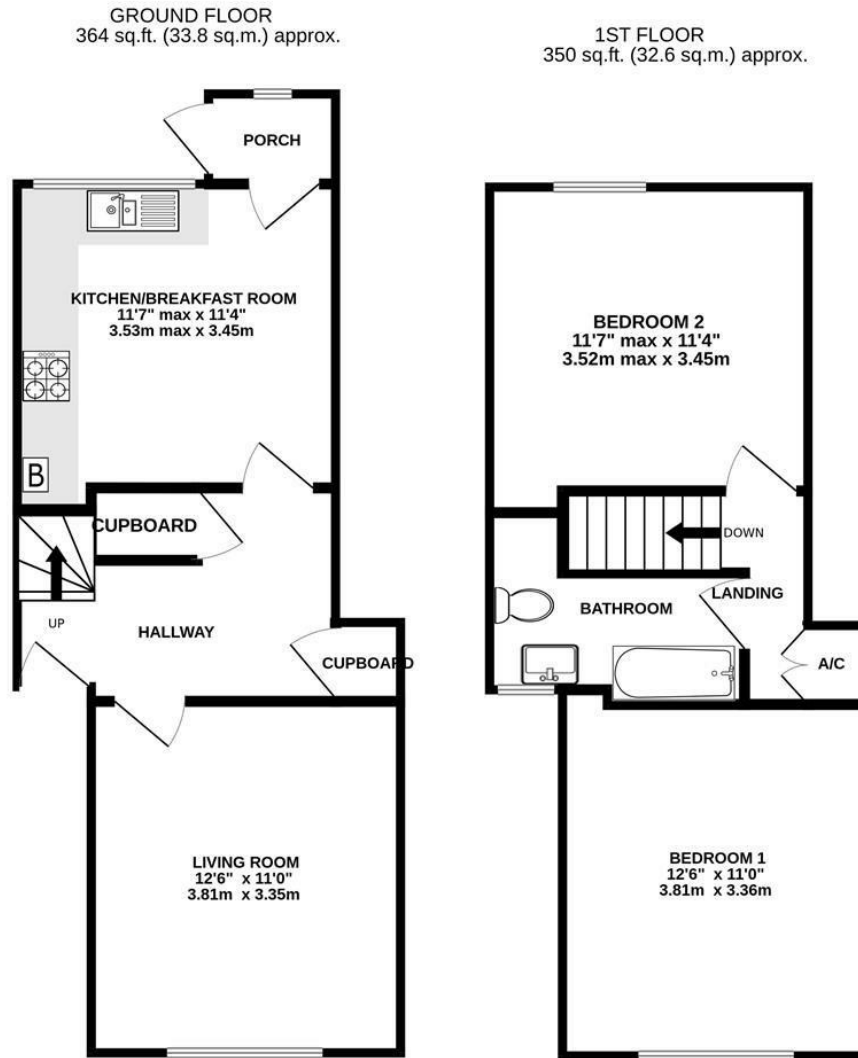
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TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

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		
(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