

BELVOIR!

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

Huntfield Road, Bournemouth, BH9 3HN



BELVOIR!
Property is personal
FOR SALE
01202 430108
belvoir.co.uk/bournemouth

Asking Price £450,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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NO FORWARD CHAIN | DETACHED BUNGALOW | THREE BEDROOMS | SPACIOUS 'L' SHAPED LIVING/DINING ROOM | CONSERVATORY | FITTED KITCHEN | SHOWER ROOM | LONG SIDE DRIVEWAY | DETACHED GARAGE | OUTSIDE UTILITY ROOM | LOVELY GARDENS | A MUST VIEW PROPERTY

DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS * PRIME RESIDENTIAL LOCATION

The front entrance door opens into the hall with doors to all principal rooms.

There is a spacious 'L' shaped living/dining room with linking access to the kitchen, side aspect window and French doors leading to the conservatory which has low brick elevations with double glazed units over and French doors to the rear garden.

The kitchen has a matching range of medium oak effect wall and floor mounted cupboard units with contrasting roll edge work tops incorporating a 1.5 bowl sink unit. Integrated gas hob with extractor hood over and electric oven under. Integrated fridge and freezer. Cupboard housing a 'Worcester' gas combination boiler serving the heating and domestic hot water. Tiled flooring. Rear aspect window and door to garden.

There are three double sized bedrooms.

The shower room is fully tiled to all walls and floor with a white suite comprising wash hand basin with fitted cabinets and pelmet over with down lighters, concealed cistern WC and a large walk-in shower cubicle with rain and body showers. Side aspect window. Heated towel ladder.

There is an enclosed front garden with a long side driveway leading to a detached garage with electric roll-up door and an attached utility room to the rear with a worktop, sink and plumbing for a washing machine.

The rear garden is fully enclosed and has been nicely landscaped.

Council tax band D

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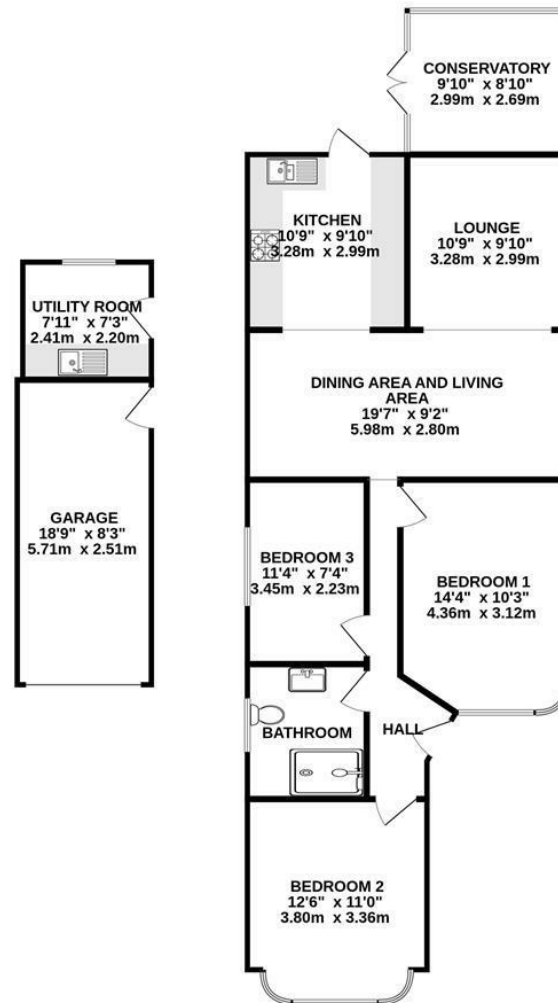


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DETACHED BUNGALOW
1164 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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 | | 83 |
| (69-80) C | 66 | |
| (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 |