

# BELVOIR!

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

Orchard Walk, Bournemouth, BH10 4FD



Offers Over £450,000 Freehold

Call: 01202 430 108

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DETACHED CHALET HOUSE | FOUR BEDROOMS | THREE BATHROOMS | LIVING ROOM | GARDEN ROOM | FITTED KITCHEN | UNDER FLOOR HEATING | DOUBLE GLAZED THROUGHOUT | LOW MAINTENANCE GARDEN | DRIVE FOR TWO CARS | GARAGE | SMALL DEVELOPMENT

GARAGE WITH ELECTRIC ROLL-UP DOOR \* FULL RANGE OF KITCHEN APPLIANCES

The front entrance door opens into the hall with engineered oak flooring and cloaks cupboard.

The living room has stairs with side aspect window to the first floor, engineered oak flooring, French doors with matching side screens to the garden room and further glazed door with side screen opening into the:-

The kitchen which has a matching range of wall and floor mounted cupboard units with contrasting work tops incorporating an inset 1.5 sink unit. Integrated range of appliances to include a gas hob with extractor hood over, electric fan assisted oven, fridge, freezer, washing machine and dish washer. Rear aspect window. Tiled floor. Ceiling down lighting.

Bedroom two has a front aspect window, fitted bedroom furniture and an ensuite shower room comprising pedestal wash hand basin, close coupled WC and shower. Side aspect window. Extractor. Shaver point.

Two further bedrooms, one currently used as a dining room. Bathroom comprising wash hand basin with fitted cabinet under, concealed cistern WC and panelled bath. Side aspect window. Heated towel ladder.

The master bedroom is huge and occupies the first floor. It has dual aspect windows and door to a walk-in wardrobe which has a further door to the boiler room.

There is another part tiled bathroom with a white suite comprising wash hand basin with cabinet under, close coupled WC, panelled bath and shower cubicle. Side aspect window. Door to storage area.

There is shingled frontage with side driveway to the garage with electric roll-up door, power, light and door to garden.

The rear garden is fully enclosed and laid to paving and shingle. Summer house. Outside tap

Council tax band C

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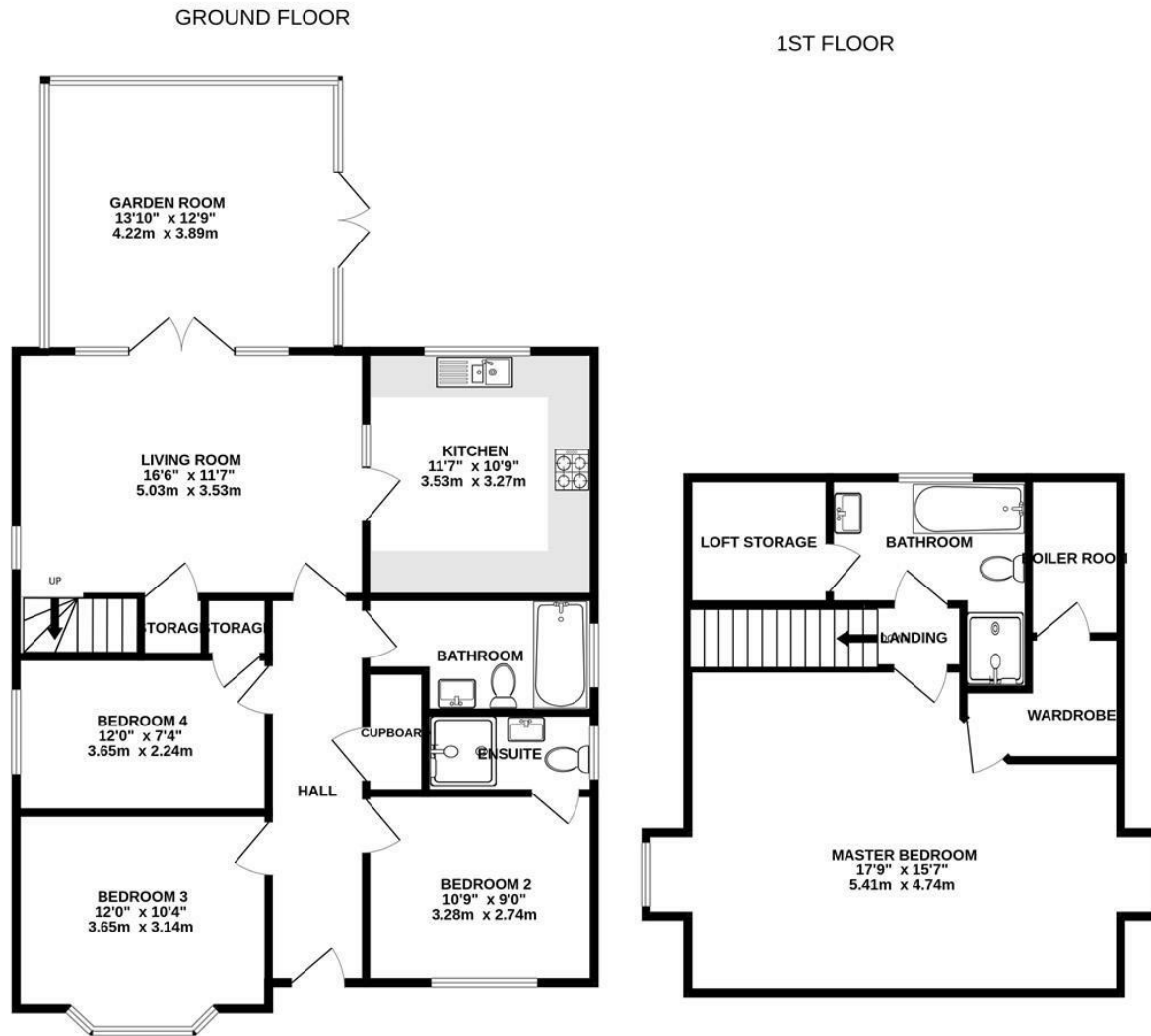
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TOTAL FLOOR AREA : 1163sq.ft. (108.0 sq.m.) approx.

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			88
(81-91) B		78	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	