

BELVOIR!

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

Bushey Road, Bournemouth, BH8 9HR



Asking Price £575,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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1920's CHARACTER RESIDENCE | EXCELLENT RESIDENTIAL ROAD | MULTI-ASPECT OPEN PLAN LIVING/DINING ROOM | RE-FITTED KITCHEN | TWO GROUND-FLOOR BEDROOMS | BATHROOM | FIRST FLOOR MASTER BEDROOM | ENSUITE SHOWER ROOM | DETACHED GARAGE | PARKING FOR NUMEROUS VEHICLES

SUPERBLY PRESENTED * DOUBLE GLAZED * GAS HEATING VIA RADIATORS * LOCATED NEAR TO QUEENS PARK GOLF COURSE * LOCATED CLOSE TO GRAMMAR SCHOOLS

There is a large enclosed entrance porch with a further door leading through to the:-

Bright and airy triple aspect open plan living/dining room with a Portuguese Limestone feature fireplace incorporating a Gazco Logic gas fire. The dining area has a side aspect bay window and dual leaded front aspect diamond shaped windows. The living area has dual front aspect windows and dual side aspect windows. A door then leads into the:-

Inner hallway with stairs to the first floor and doors to all other ground floor rooms.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops incorporating the sink unit. Integrated Halogen hob with extractor over and electric fan-assisted oven under. Space for washing machine, dish washer and upright fridge/freezer. Cupboard housing a 'Viessmann' gas combination gas boiler serving the heating and domestic hot water.

There are two double sided bedrooms on the ground floor as well as a family bathroom with a white suite comprising floating wash hand basin with drawers under and mirror over, close coupled WC and a fully tiled panelled bath with integrated thermostatic shower and shower side screen, heated towel ladder, dual side aspect windows and inset down-lighters.

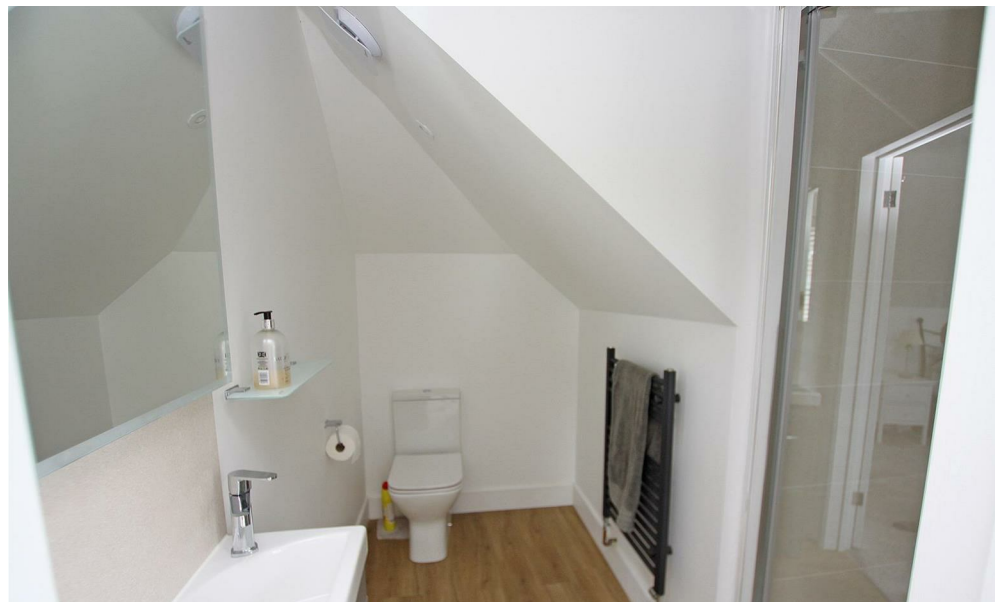
There is a large dual aspect master bedroom on the first floor with an ensuite shower room and fitted wardrobes.

There is a long front garden with a side driveway leading to a detached garage set to the rear of the plot. The rear garden is fully enclosed and relatively small in size.

Council tax band

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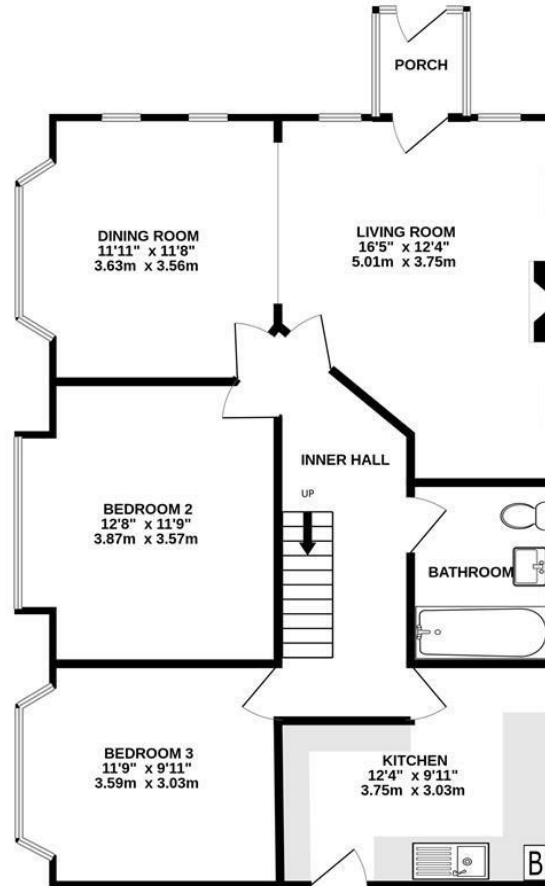


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GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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	69	
(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