

# BELVOIR!

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

Daws Place, Bournemouth, BH11 8TN



£315,000 Leasehold

Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)

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SUPERB MODERN DETACHED BUNGALOW | BUILT IN 2008 | SMALL GATED DEVELOPMENT | LIVING/DINING ROOM | FITTED KITCHEN | INTEGRATED APPLIANCES | TWO BEDROOMS | FULLY TILED BATHROOM | OFF ROAD PARKING FOR TWO CARS | LARGE SUN TERRACE | GARDENS

OVER 55's ONLY \* NO PETS PERMITTED \* LEASEHOLD TITLE \* REMAINDER OF A 999 YEAR LEASE \* GREAT LOCATION \* GAS HEATING VIA RADIATORS \* DOUBLE GLAZED THROUGHOUT \* NO GROUND RENT

The side entrance door opens into a good sized hallway with a double cloaks cupboard housing the 'Glow-worm' gas combination boiler serving the heating and domestic hot water.

The living/dining room leads from the hallway and has double French doors with matching side screens opening out to the sun terrace.

The kitchen has a matching range of cream wall and floor mounted cupboard units with contrasting roll edge work tops with tiled surrounds incorporating a 1.5 bowl sink unit. Integrated gas hob with extractor over and electric fan-assisted oven under. Integrated fridge, freezer, washing machine and dish washer. Tiled flooring. Side aspect window. Ceiling down-lighters.

There are two double bedrooms, one with a bow window.

The bathroom has fully tiled walls and floor. White suite comprising pedestal wash hand basin with mirror, light and shaver point over. Close coupled WC and panelled bath with shower hose mixer taps and shower side screen. Extractor fan. Heated towel ladder. Side aspect window.

The front garden is laid to lawn with brick paved forecourt parking for two cars.

The rear garden is fully enclosed with a large raised and paved sun terrace abutting the rear elevation with steps down to an 'L' shaped and lawned rear garden with a combination of shrub and tree life. Garden shed.

Service/Maintenance charge: £321.00 paid every six months

Council tax band C

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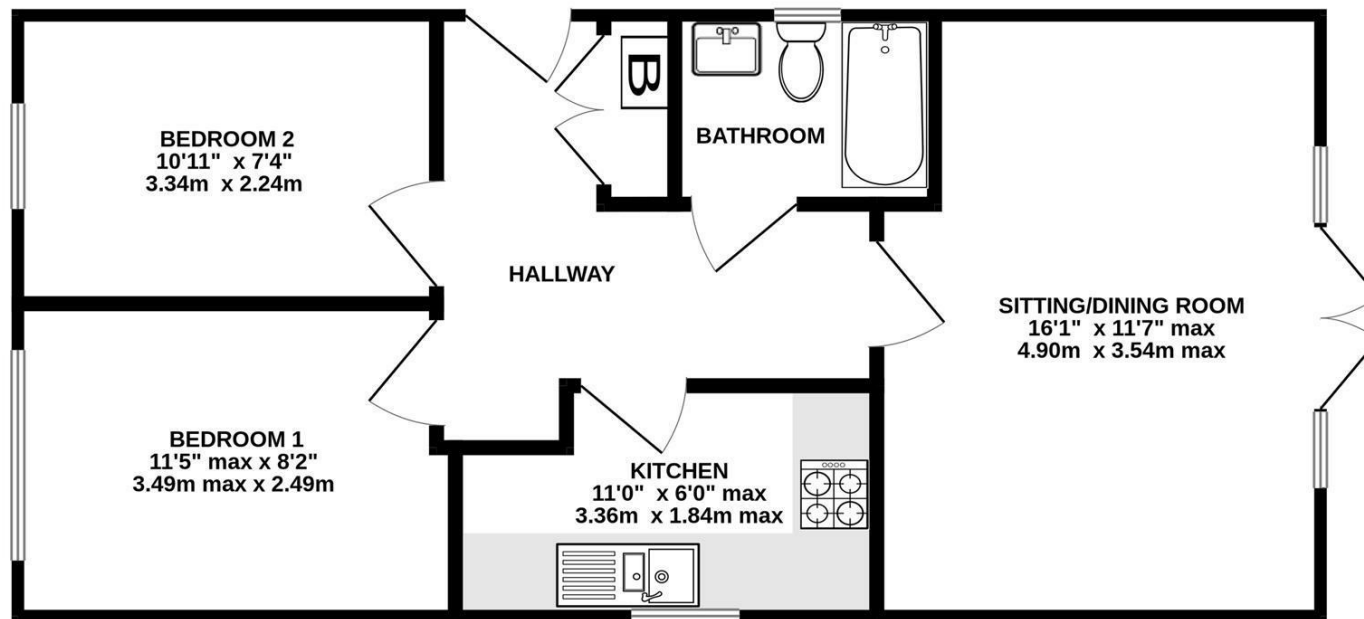


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## DETACHED BUNGALOW 535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC