

BELVOIR!

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

Granby Road, Bournemouth, BH9 3NY



Offers Over £400,000 Freehold

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DETACHED BUNGALOW | NO FORWARD CHAIN | BUILT IN 2014 | TWO LARGE DOUBLE SIZED BEDROOMS | SEPARATE LIVING ROOM | FITTED KITCHEN/DINING ROOM | FULLY TILED SHOWER ROOM | EXCELLENT RESIDENTIAL LOCATION | LOW MAINTENANCE THROUGHOUT

UNDER FLOOR HEATING * DOUBLE GLAZED THROUGHOUT * FITTED WARDROBES * FULL RANGE OF INTEGRATED KITCHEN APPLIANCES

There is a side entrance door opening into the hall which has doors to all principal rooms as well as a large cupboard housing a 'Glow-worm' gas combination boiler serving the heating and domestic hot water. Marble floor.

The living room has a marble floor and fireplace with fitted gas fire. French doors lead out to the rear garden. Another door leads to the kitchen/dining room.

The kitchen/dining room has a marble floor, dual side aspect windows and French doors leading out to the rear garden. The kitchen area comprises a matching range of wall and floor-mounted cupboard units and peninsular section with contrasting work tops and surrounds incorporating a 1.5 bowl sink unit. Integrated gas hob with extractor hood over and electric oven under, fridge, freezer, washing machine and dish washer.

There are two very large double sized bedrooms, both with fitted wardrobes.

The shower room is fully tiled to all walls and the floor with a white modern suite comprising wash hand basin with fitted cabinet under, close coupled WC and a large walk-in shower cubicle. Heated towel ladder. Side aspect window.

The whole frontage is laid as brick paved forecourt parking for two vehicles. There is gated side access with footpath to the entrance door and further gated access to the rear garden. The rear garden is fully enclosed with a paved terrace abutting the full width of the rear elevation. The garden is largely laid to astro-turf with further paved area to the rear with a summerhouse and attached shed.

Council tax band C

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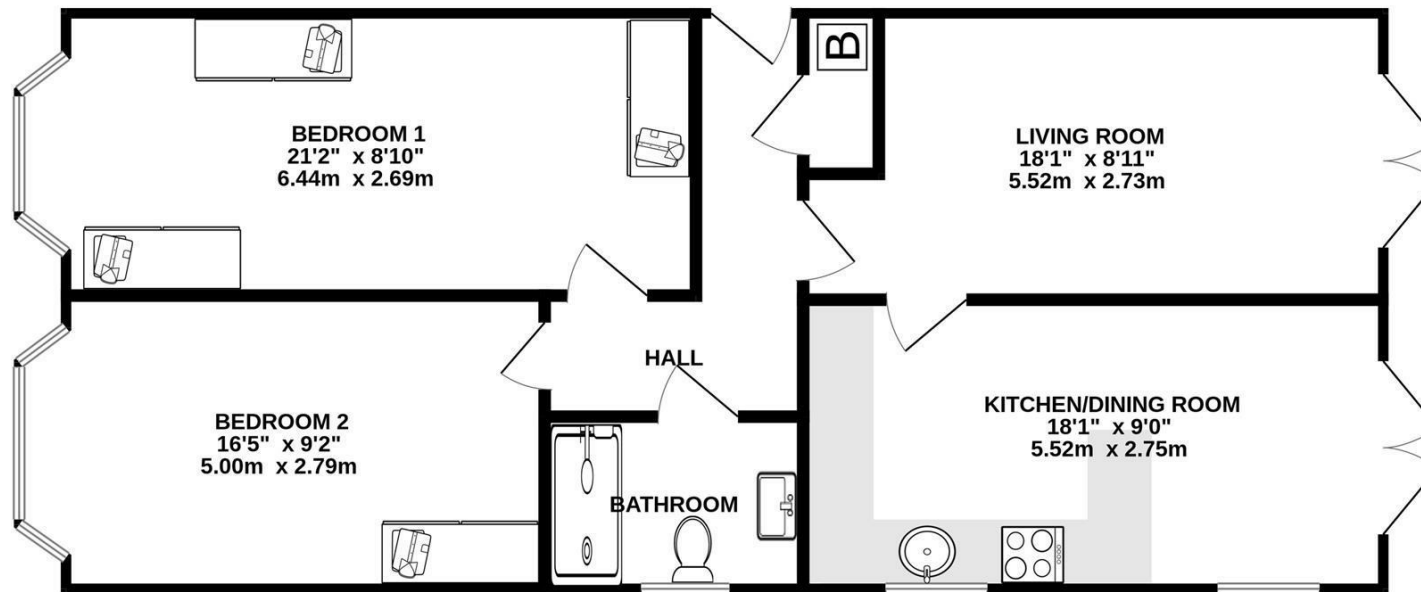


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DETACHED BUNGALOW 756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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		95
(92 plus) A		
(81-91) B	82	
(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