

BELVOIR!

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

Winston Road, Moordown, Bournemouth, BH9 3EQ



Offers Over £450,000 Freehold

Call: 01202 430 108

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SUBSTANTIAL DETACHED HOUSE | IN NEED OF UPDATING | WILL REQUIRE SOME STRUCTURAL MAINTENANCE | FOUR DOUBLE BEDROOMS | LARGE LIVING/DINING ROOM | KITCHEN/BREAKFAST ROOM | ADDITIONAL RECEPTION ROOM | TWO BATHROOMS | UTILITY ROOM | AMPLE PARKING

GAS HEATING VIA RADIATORS * DOUBLE GLAZED * LOWER END OF WINSTON ROAD * EXCELLENT LOCATION FOR SCHOOLS * DOWNSTAIRS CLOAKROOM

The front entrance door opens into the hall with open varnished flooring.

The living room and dining room are semi open plan to each other with the living room benefitting from a cast iron fireplace with tiled inlays and wooden surround, front aspect bay window and rear aspect bay window with French doors leading out to the garden.

'L' shaped kitchen/breakfast with a matching range of wall and floor mounted cupboard units with roll edge work surfaces and tiled surrounds. Inset 1.5 bowl sink unit. Integrated 5 ring gas hob with extractor hood over. Built-in double oven. Integrated fridge. Tiled flooring. French doors leading out to the rear garden. Utility room with plumbing for washing machine and wall-mounted 'Vaillant' gas boiler serving the heating and domestic hot water and side casement door. Another door opens into the downstairs cloakroom.

There is a separate study with front aspect window.

Split landing. Master bedroom with ensuite bath/shower room comprising wash hand basin, close coupled WC and 'P' shaped bath with integrated shower and side screen.

Three further double bedrooms and family bathroom comprising a floating wash hand basin with drawers under, concealed cistern WC, panelled bath and corner shower cubicle with rain and body showers.

There is ample off road parking to the front.

The rear garden is fully enclosed with paving abutting the full width of the rear elevation with the rest being mainly laid to lawn with gated side access to the front.

Council tax band D

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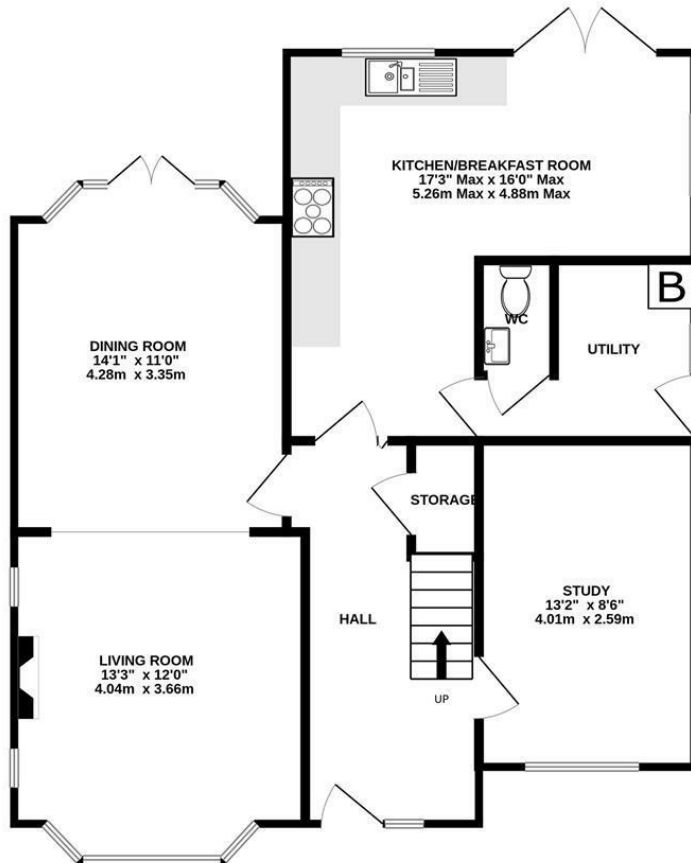


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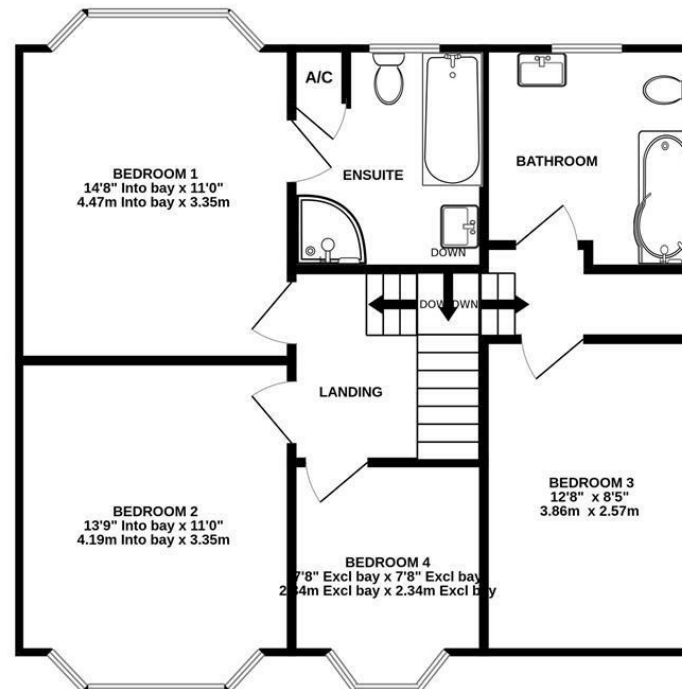
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GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1475 sq.ft. (137.1 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
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		
EU Directive 2002/91/EC		