

# BELVOIR!

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

Claremont Avenue, Bournemouth, BH9 3HB



**£400,000 Freehold**

Call: 01202 430 108

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

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DETACHED BUNGALOW | THREE BEDROOMS | LIVING/GARDEN ROOM | DINING ROOM | FITTED KITCHEN | FULLY TILED SHOWER ROOM | OFF ROAD PARKING | LOW MAINTENANCE REAR GARDEN | EXCELLENT RESIDENTIAL ROAD | GAS HEATING VIA RADIATORS | DOUBLE GLAZED

RE-ROOFED IN 2019 \* SOME DOUBLE GLAZING LESS THEN TWO YEARS OLD \* BUS ROUTES NEARBY

The side entrance door opens into the hall with doors to all principal rooms.

The dining room is semi-open plan to the kitchen and has French double doors leading through to the:-

Living/Garden room which has low brick elevations with double glazed units over and door to rear garden.

The kitchen has a matching range of cream wall and floor mounted cupboard units with contracting wood effect work tops incorporating a 1.5 bowl sink unit. Matching peninsular bar. Inset gas hob with extractor over and electric fan assisted oven under. Cupboard housing a 'Baxi' gas combination boiler serving the heating and domestic hot water. Space for other kitchen appliances. Rear aspect window.

There are two double sized bedrooms with front aspect bay windows. The third bedroom is a good sized single with side aspect window.

The shower room is fully tiled to all walls with a modern white suite comprising a floating wash hand basin with drawers under and mirror over, close coupled WC and a large walk-in shower cubicle with integrated shower. Dual side aspect windows. Extractor fan.

The front garden has been laid as off road parking for two cars and has double gated side access to the rear garden which is fully enclosed and is laid as a combination of lawn, hardstanding and pea shingle with a summer house.

Council tax band C

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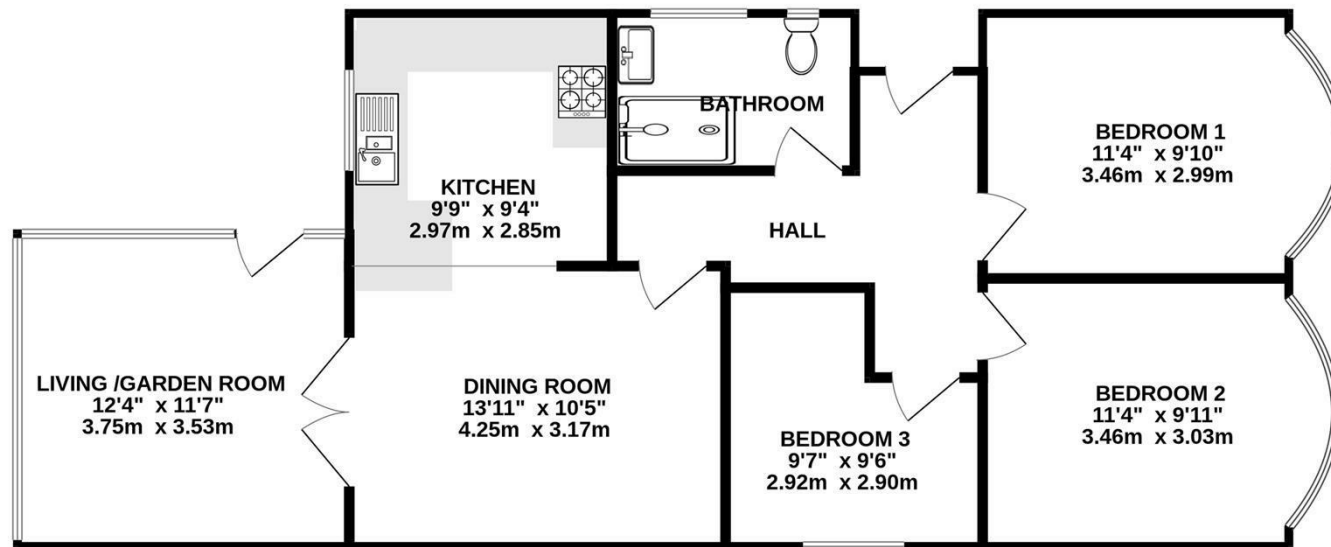


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## DETACHED BUNGALOW 841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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			84
(69-80) C			
(55-68) D		55	
(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	