

BELVOIR!

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

Glamis Avenue, Bournemouth, BH10 6DW



Asking Price £475,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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SUPERB DETACHED CHALET BUNGALOW | THREE/FOUR BEDROOMS | TWO BATHROOMS | OPEN PLAN LIVING/DINING/KITCHEN ROOM | GREAT RESIDENTIAL LOCATION | INTEGRATED KITCHEN APPLIANCES | SIDE DRIVEWAY | LARGE DETACHED GARAGE | EASY MAINTENANCE GARDENS

GAS HEATING VIA RADIATORS * DOUBLE GLAZED * AN ABSOLUTE MUST SEE PROPERTY

The covered side entrance opens into a nice sized hall with stairs to first floor and cupboard storage under.

The main living area is open plan and benefits from being very bright and airy. The living area has a large side aspect window with French doors opening out to the rear garden. The dining area has a recessed display feature. The kitchen area has a matching range of white wall and floor mounted cupboard units and peninsular section, all with contrasting roll edge work tops incorporating a 15 bowl sink unit. Matching cupboard housing a 'Glow-worm' gas combination boiler serving the heating and domestic hot water. Integrated halogen hob with extractor over, electric oven, microwave, washing machine and dishwasher.

There are two ground floor bedrooms (one is currently used as a reception room) and a large bathroom comprising a floating wash hand basin, close coupled WC, corner Jacuzzi bath and a separate shower cubicle with integrated shower. Side aspect window.

The first floor landing has two side aspect velux windows.

There are two dual aspect bedrooms and a shower room comprising vanity mounted wash hand basin with cupboard under, close coupled WC and shower cubicle with integrated shower. Side aspect window.

The front garden has been laid to brick paving continuing as a side driveway leading via a set of gates to a large detached garage measuring 21ft10 min x 9ft5 which has an electric garage door.

The rear garden has been landscaped to create maximum impact with minimum maintenance.

Council tax band C

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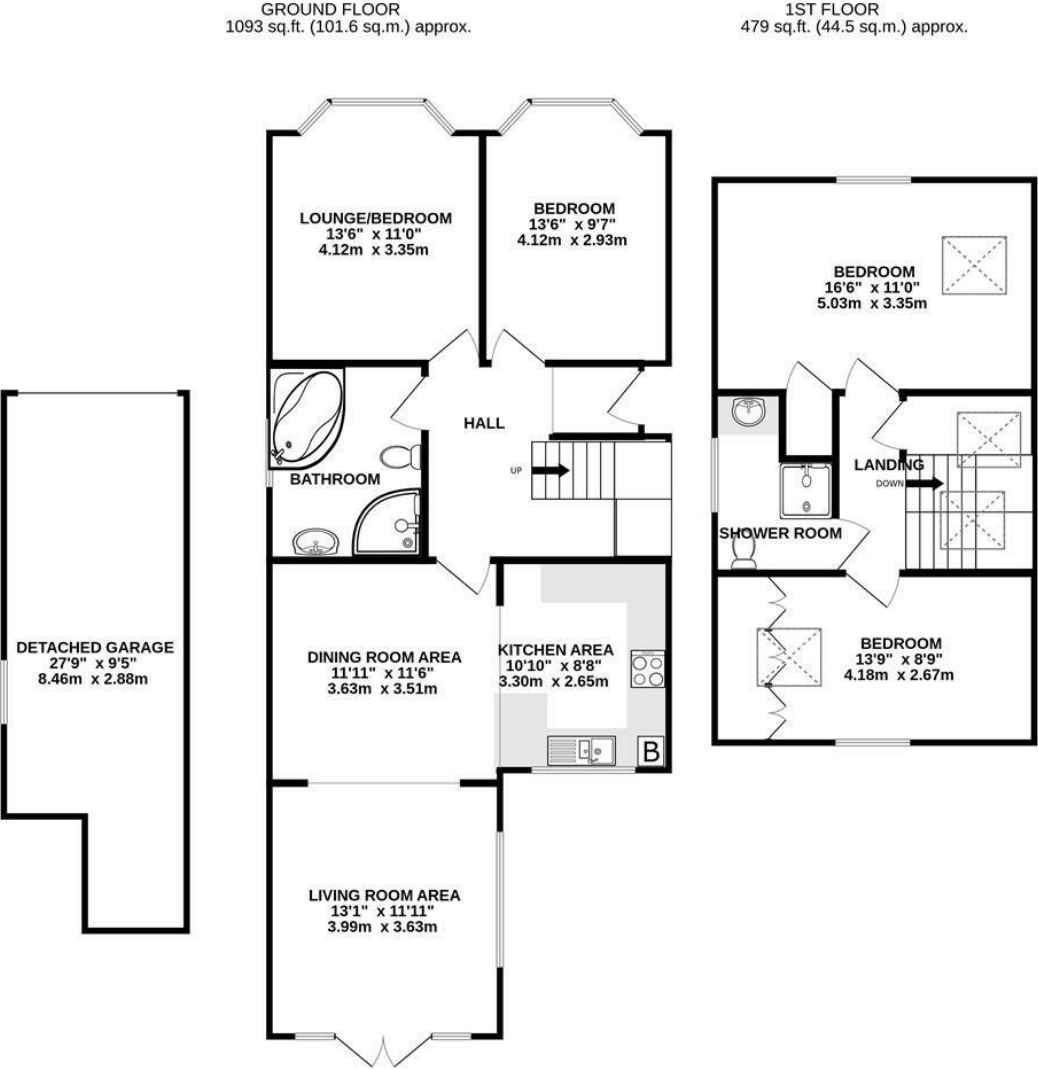
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TOTAL FLOOR AREA : 1572 sq.ft. (146.1 sq.m.) approx.

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		
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