

BELVOIR!

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

Muscliffe Lane, Throop Village, Bournemouth, BH9 3NP



Offers In Excess Of £375,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED BUNGALOW | SEMI-RURAL LOCATION | NO FORWARD CHAIN | THREE DOUBLE SIZED BEDROOMS | LIVING/DINING ROOM | KITCHEN/BREAKFAST ROOM | QUALITY FITTED SHOWER ROOM | OFF ROAD PARKING FOR TWO CARS | LOW MAINTENANCE REAR GARDEN

COUNTRY WALKS ON YOUR DOOR STEP * GAS HEATING VIA RADIATORS * DOUBLE GLAZING

A front door opens into an enclosed entrance porch with a further door opening into the hallway with parquet flooring which has doors to all principal rooms.

The living/dining room is very tastefully decorated with parquet flooring and double French doors with matching side screens opening out to the rear garden.

The kitchen/breakfast room has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops with tiled surrounds and 1.5 bowl sink unit. Integrated range of appliances to include a five ring gas hob, built-in electric oven, two fridges and two freezers. Space and plumbing for washing machine. Tiled flooring. Dual aspect windows and door to rear garden.

There are three double sized bedrooms.

The shower room has twin bowl wash hand basins with cabinets under and mirror over, close coupled WC and tiled shower cubicle with integrated rain and body shower. Heated towel ladder. Dual side aspect windows.

The front garden is designed for low maintenance and has off road parking for two cars.

The rear garden is fully enclosed with a decked area abutting the full width of the rear elevation. The rest is laid to astro-turf with raised shrub retainers.

Council tax band D

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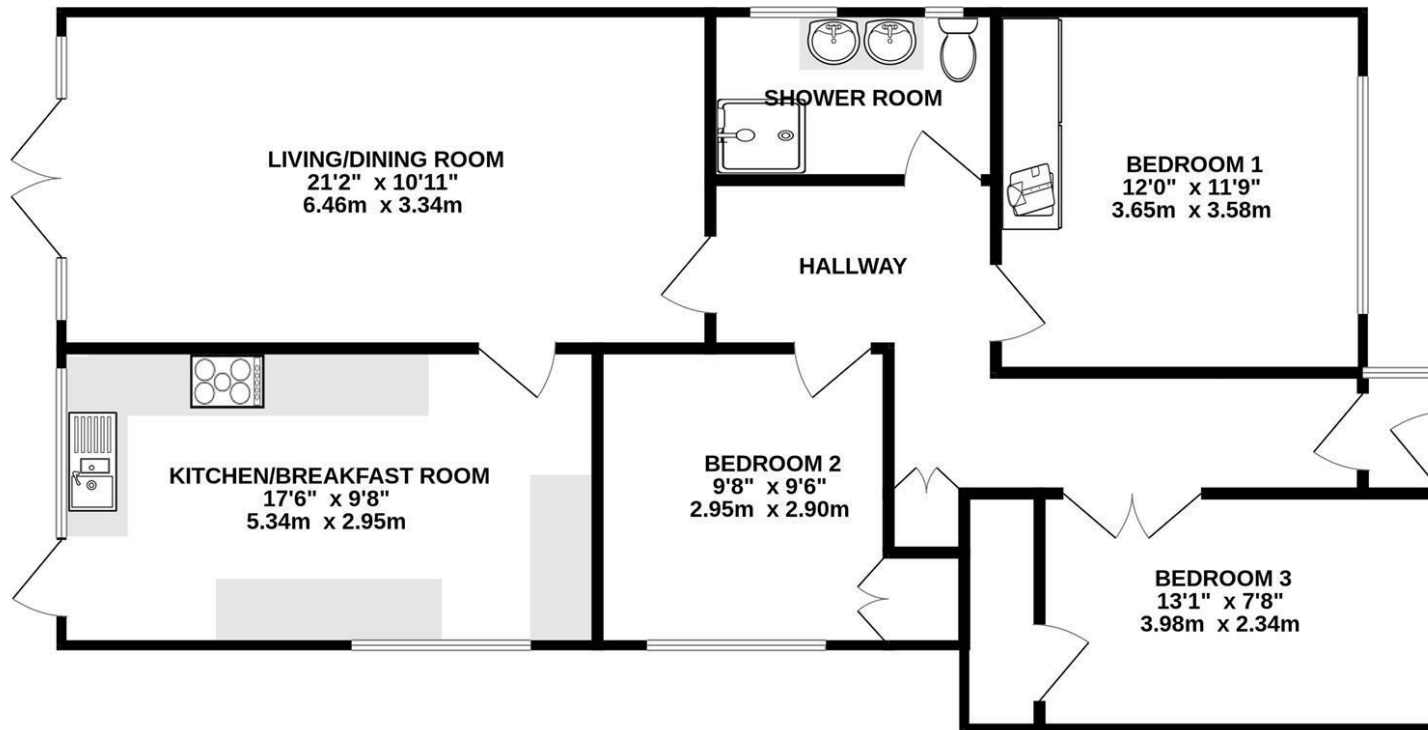


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DETACHED BUNGALOW 942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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			85
(81-91) B			
(69-80) C			
(55-68) D		51	
(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	