

# BELVOIR!

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

Balston Road, Poole, BH14 0QH



Asking Price £275,000 Freehold

Call: 01202 430 108

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



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NO FORWARD CHAIN | SEMI-DETACHED HOUSE | TWO DOUBLE SIZED BEDROOMS | SEPARATE LIVING ROOM | DINING ROOM | LARGE KITCHEN/BREAKFAST ROOM | BATHROOM | FRONT GARDEN | ENCLOSED REAR GARDEN

GAS HEATING VIA RADIATORS \* DOUBLE GLAZING \* ESTABLISHED RESIDENTIAL ROAD

A covered entrance door opens into the:-

Hall with stairs to the first floor and under stairs cupboard.

The living room leads from the hall and has a large front aspect bay window. A door from here opens into the kitchen/breakfast room.

There is a separate dining room with rear aspect window.

The kitchen/breakfast room is large in size with windows to both side and rear elevations and a side door opening out to the rear garden. There is a matching range of wall and floor mounted cupboard units with roll edge work surfaces and tiled surrounds. Single drainer sink unit. Space for kitchen appliances.

The first floor landing has doors to two good sized double bedrooms. Bedroom one is larger than average in size with dual front aspect windows. Bedroom two has a rear aspect window.

The bathroom is fully tiled to all walls with a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with a fitted 'Mira' shower and shower side screen. Rear aspect window. Heated towel ladder. Airing cupboard.

There is small front garden with gated side access to an enclosed rear garden.

Council tax band C



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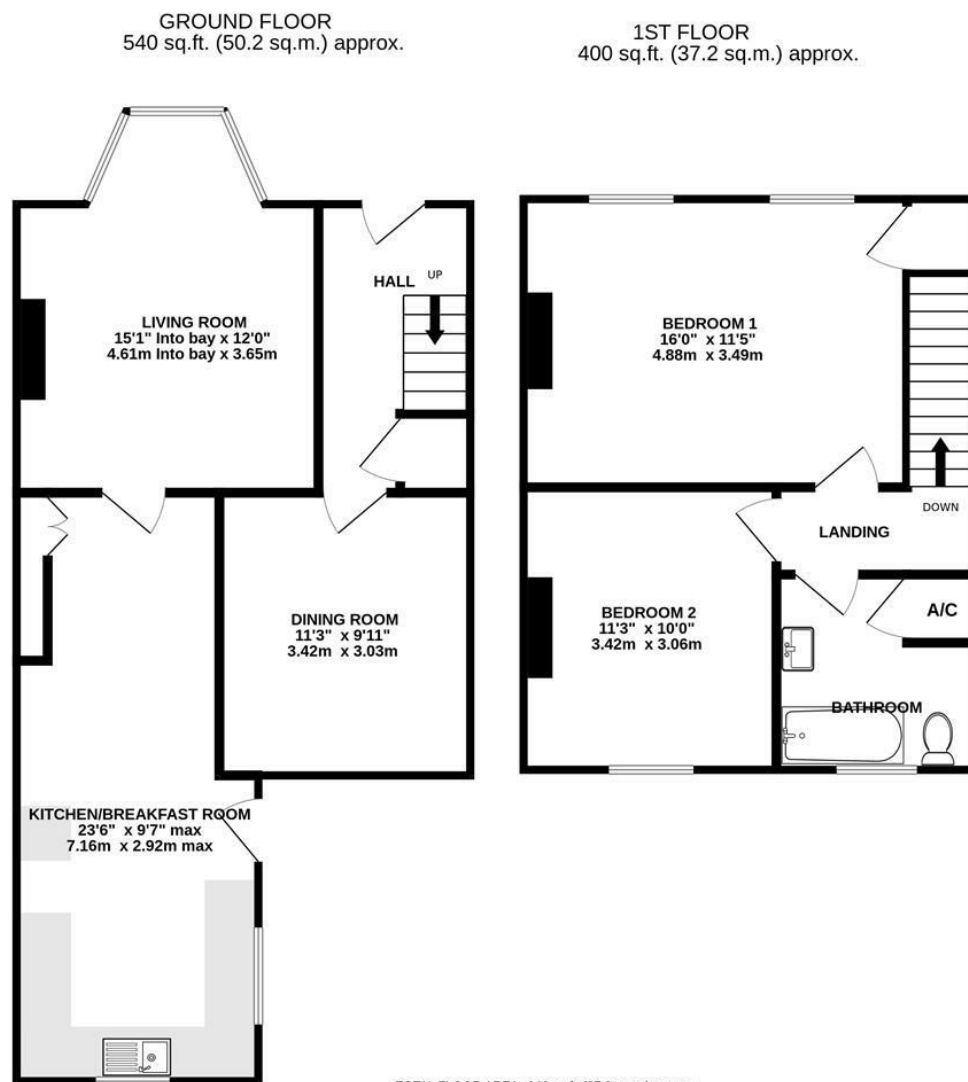
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		