

# BELVOIR!

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

Minterne Road, Bournemouth, Dorset BH9 3EH



Offers In Excess Of £350,000 Freehold

Call: 01202 430 108

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

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NO FORWARD CHAIN | PRIME RESIDENTIAL LOCATION | DETACHED BUNGALOW | TWO DOUBLE SIZED BEDROOMS | LIVING/DINING ROOM | CONSERVATORY | KITCHEN | BATHROOM | SEPARATE WC | DETACHED GARAGE | ADDITIOAL OFF ROAD PARKING | ATTRACTIVE GARDENS

GAS HEATING VIA RADIATORS \* DOUBLE GLAZING \* IN NEED OF UPDATING \* EASY ACCESS TO BUS ROUTES

There is an enclosed entrance porch with further door opening into the hall which has doors to all principal rooms and large storage cupboard. There is a pull-down loft ladder to a very large loft space which would be ideal for conversion.

The living/dining room is of a good size with French doors and matching side screens opening out to the garden. Side aspect window and door to the conservatory which has French doors to the garden.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting work tops incorporating a single drainer sink unit. Inset gas hob with extractor over. Gas boiler serving the heating and domestic hot water. Dual aspect windows to side and rear elevations and door to paved garden area.

There are two double sized bedrooms.

Tiled bathroom with a coloured suite comprising pedestal wash hand basin and panelled bath. Rear aspect window. There is a separate part tiled WC with a close coupled WC and rear aspect window.

There is a detached garage with garage doors to the front and rear and an adjoining door to an attached outbuilding. There is double width parking to the front.

The gardens are very well kept and laid mainly to lawn with an abundance of flower and shrub features. There is a separate garden area which is laid to paving.

Council Tax Band C

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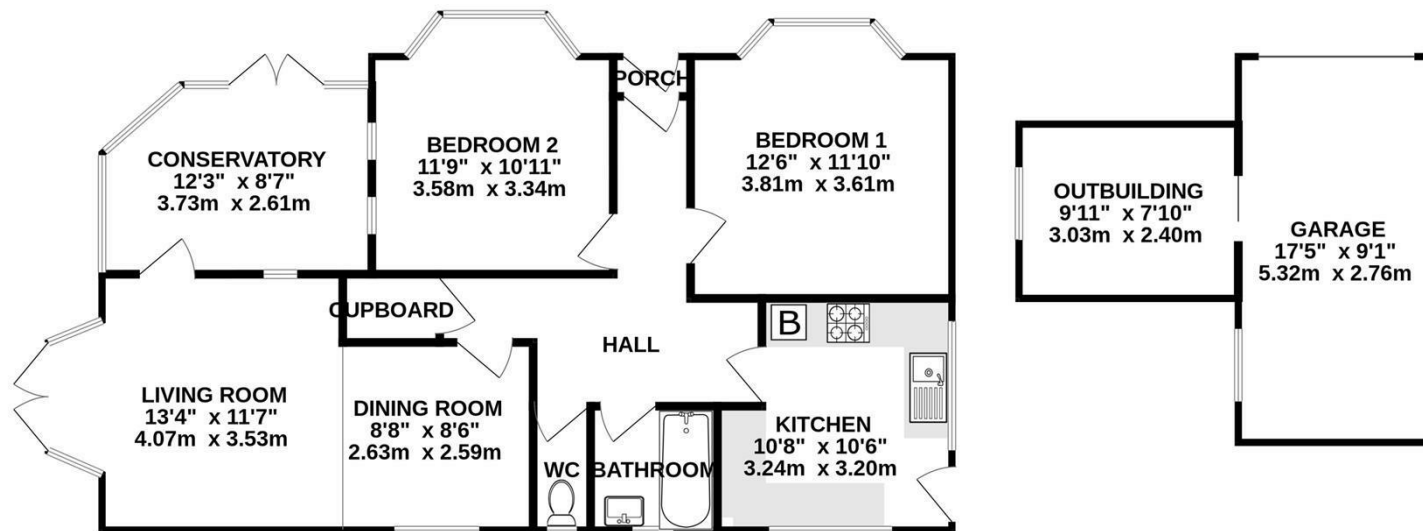


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## DETACHED BUNGALOW 1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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) <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 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