

BELVOIR!

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

Wynford Road, Bournemouth, BH9 3ND



Offers In Excess Of £375,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED CHALET BUNGALOW | NO FORWARD CHAIN | EXCELLENT RESIDENTIAL LOCATION | THREE BEDROOMS | TWO BATHROOMS | SEPARATE LIVING ROOM | LARGE KITCHEN/BREAKFAST ROOM | CONSERVATORY | OFF ROAD PARKING | REAR GARDEN

GAS HEATING VIA RADIATORS * DOUBLE GLAZED * GREAT FOR SCHOOLS * NOT FAR FROM CASTLE POINT

A side entrance door opens into the hallway with a separate door with stairs up to bedroom one. There is a separate bay fronted living room.

The dual aspect kitchen/breakfast room has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops incorporating an inset 1.5 bowl sink unit with space and plumbing for appliances. There is a 'Baxi Combination' boiler serving the heating and domestic hot water. A door from here opens into the conservatory which has a door leading out to the rear garden.

There are two bedrooms on the ground floor as well as the bathroom.

Bedroom one occupies the whole of the first floor with an ensuite shower room.

The frontage provides excellent off road parking for several cars and has gated side access to the rear garden.

The rear garden is fully enclosed with a large paved area abutting the full width of the rear elevation. There are a couple of sheds. The remainder of the garden is lawned with a combination of flower and shrub life.

Council tax band D

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TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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		83
(69-80) C	65	
(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