

BELVOIR!

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

St. Leonards Road, Bournemouth, BH8 8QW



Offers In Excess Of £350,000 Freehold

Call: 01202 430 108

belvoir.co.uk

BELVOIR!

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



Call: 01202 430 108

belvoir.co.uk

LARGER THAN AVERAGE SEMI-DETACHED HOUSE | NO FORWARD CHAIN | FOUR BEDROOMS | THREE RECEPTION ROOMS | LARGE KITCHEN | TWO BATHROOMS | ATTACHED GARAGE | PARKING SPACE | ENCLOSED REAR GARDEN

DOUBLE GLAZING * GAS HEATING VIA RADIATORS * MODERN GAS BOILER (TWO YEARS OLD)

There is a good sized enclosed entrance porch with a further main entrance door opening into a spacious entrance hallway with stairs to first floor with under-stairs cupboard. Doors lead to all principal ground floor rooms.

The sitting room has a large front aspect bay window.

There is a second reception room with side aspect window.

The dining room has a rear aspect window and door to the kitchen.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops incorporating a single drainer sink unit and tiled surrounds. Integrated hob with oven under and extractor over. Space for other appliances. Wall-mounted 'Glow-worm' gas boiler serving the heating and hot water. Rear aspect window and side door to garden.

There is a ground floor fully tiled shower room with pedestal wash hand basin, close coupled WC and shower cubicle. Side aspect window.

The first floor landing has doors to three double bedrooms and one single bedroom.

The bathroom is fully tiled with a rear aspect window. Pedestal wash hand basin and panelled bath with shower mixer taps. There is adjacent and separate WC with rear aspect window.

There is a walled front boundary with off road parking leading to an attached garage with metal up and over door and personal door to rear garden.

The rear garden is fully enclosed.

Council tax band D

BELVOIR!

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

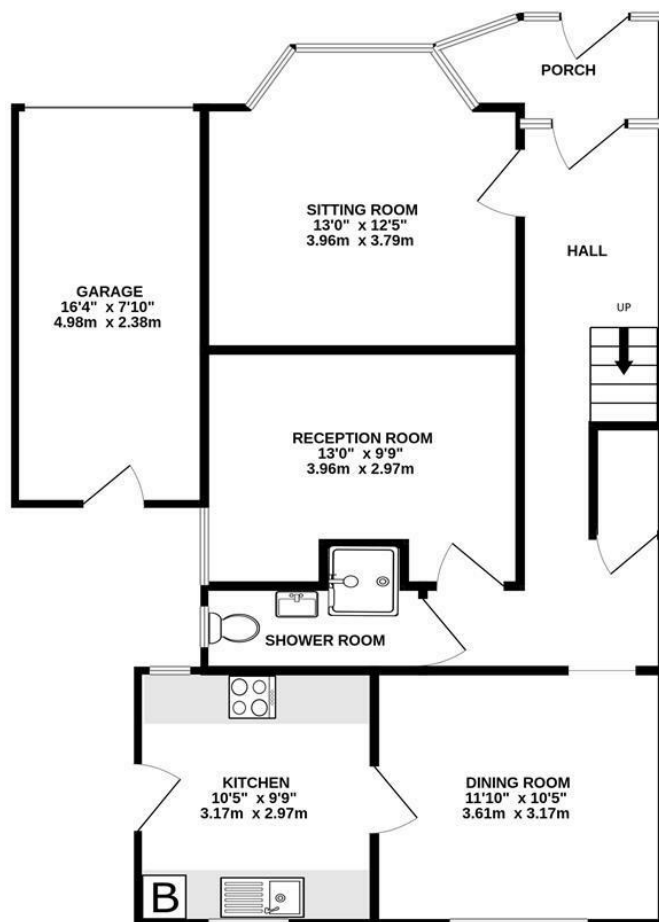


Call: 01202 430 108

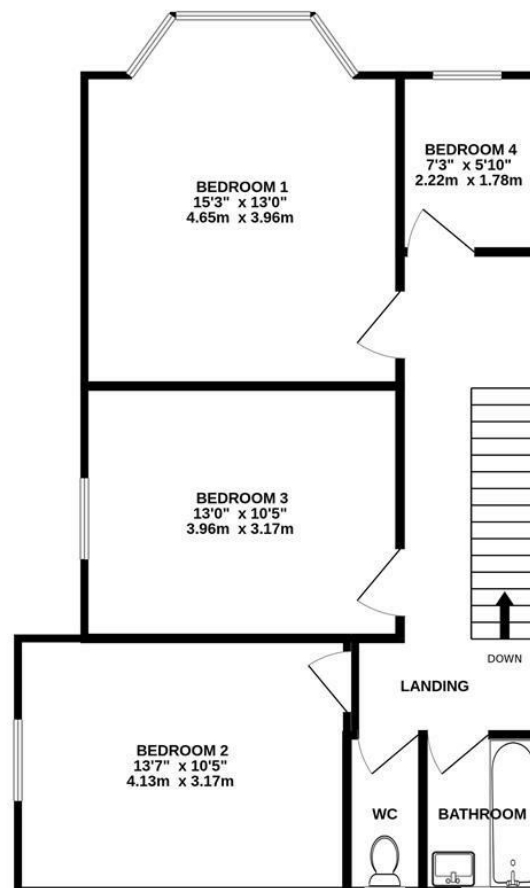
belvoir.co.uk



GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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		