

BELVOIR!

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

Forest View Close, Moordown, Bournemouth, BH9 3BJ



Offers Over £340,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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EXTENDED SEMI-DETACHED HOUSE | CUL-DE-SAC LOCATION | WELL-PRESENTED | SEPARATE LIVING ROOM | EXTENDED DINING ROOM | QUALITY FITTED KITCHEN | THREE BEDROOMS | FAMILY BATHROOM | INTEGRAL GARAGE | FORECOURT PARKING | LOW MAINTENANCE GARDEN

LOCATED CLOSE TO EXCELLENT SCHOOLS * ELEVATED VIEWS * DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS

Steps lead up to an enclosed entrance porch where a further door opens into the hall with stairs to the first floor and door opening into the:-

Living room with a large front aspect window, fireplace feature and door leading through to the:-

Extended dining room with patio doors leading out to the rear garden and archway leading through to the:-

Extended and well-appointed kitchen which comprises a matching range of wall and floor mounted units with contrasting work tops incorporating a 1.5 bowl sink unit. Large matching breakfast bar. 5 ring gas hob with extractor over, double oven and dishwasher. Space for upright fridge/freezer. 'Baxi Eco' gas boiler. Cupboard with plumbing for washing machine. Rear aspect window and side door.

First floor landing with side aspect window and airing cupboard.

There are three bedrooms, two with front aspect windows and one with a rear aspect window.

The family bathroom is tiled and has a modern white suite comprising a wash hand basin with fitted cabinets, concealed cistern WC and panelled bath with integrated shower and shower side screen. Rear aspect window.

The frontage has been laid as forecourt parking providing access to a good sized integral garage. A series of steps lead up to the entrance with gated side access to the rear garden.

The rear garden has decking abutting the rear elevation with the main area being laid to artificial grass with retained shrub features.

Council tax band C

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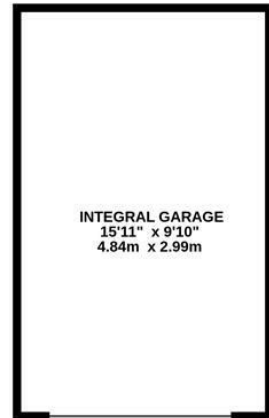


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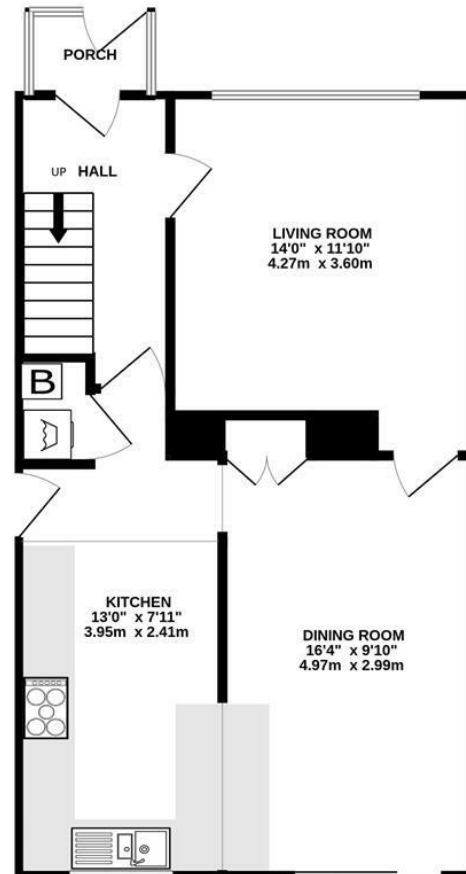
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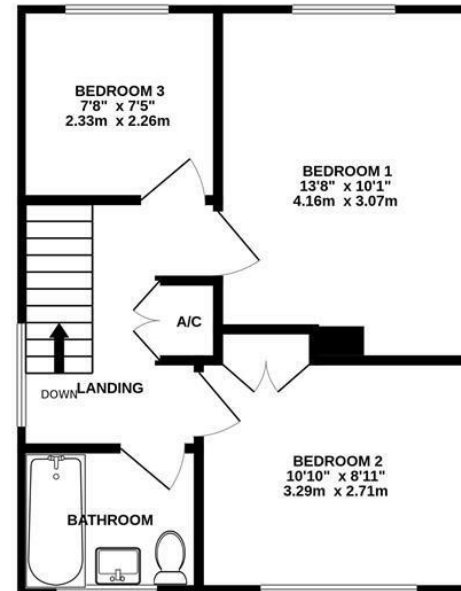
INTEGRAL GARAGE
156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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		