

BELVOIR!

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

Harbeck Road, Muscliffe, Bournemouth, BH8 0AQ



Asking Price £339,950 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED BUNGALOW | NO FORWARD CHAIN | TWO DOUBLE BEDROOMS | LIVING ROOM | FITTED KITCHEN/BREAKFAST ROOM | BATHROOM | OFF ROAD PARKING | COURTYARD GARDEN | UNDER FLOOR HEATING | DOUBLE GLAZED THROUGHOUT

CLOSE TO BUS ROUTES * LOW MAINTENANCE INSIDE & OUTSIDE * CLOSE TO CASTLE POINT

The front entrance door opens into the:-

Living room which has a front aspect bay window with plantation shutters. A door opens into the inner hall and another door opens into the:-

Kitchen which has a matching range of light wooden effect wall and floor mounted cupboard units with contrasting roll edge work tops with inset single drainer sink unit and tiled surrounds. Inset gas hob with extractor hood over and electric built-in oven under. Space and plumbing for washing machine and space for upright fridge/freezer. Cupboard housing the gas boiler serving heating and domestic hot water. Tiled floor. Inset ceiling down lighters.

Inner hall with doors to the bedrooms and bathroom.

Bedroom one has a side aspect window and wardrobe with sliding doors.

Bedroom two has a front aspect window with plantation shutters and wardrobe with sliding doors.

The bathroom is part tiled comprising a wash hand basin with cabinet under and mirror over, close coupled WC and panelled bath with shower mixer taps and shower side screen. Rear aspect window. Extractor fan.

There is a walled frontage laid mainly to gravel and paving with off road parking.

The garden sits to side of the property and is best described as a courtyard garden laid in part to paving and in part to gravel with shrub life.

Council Tax Band C

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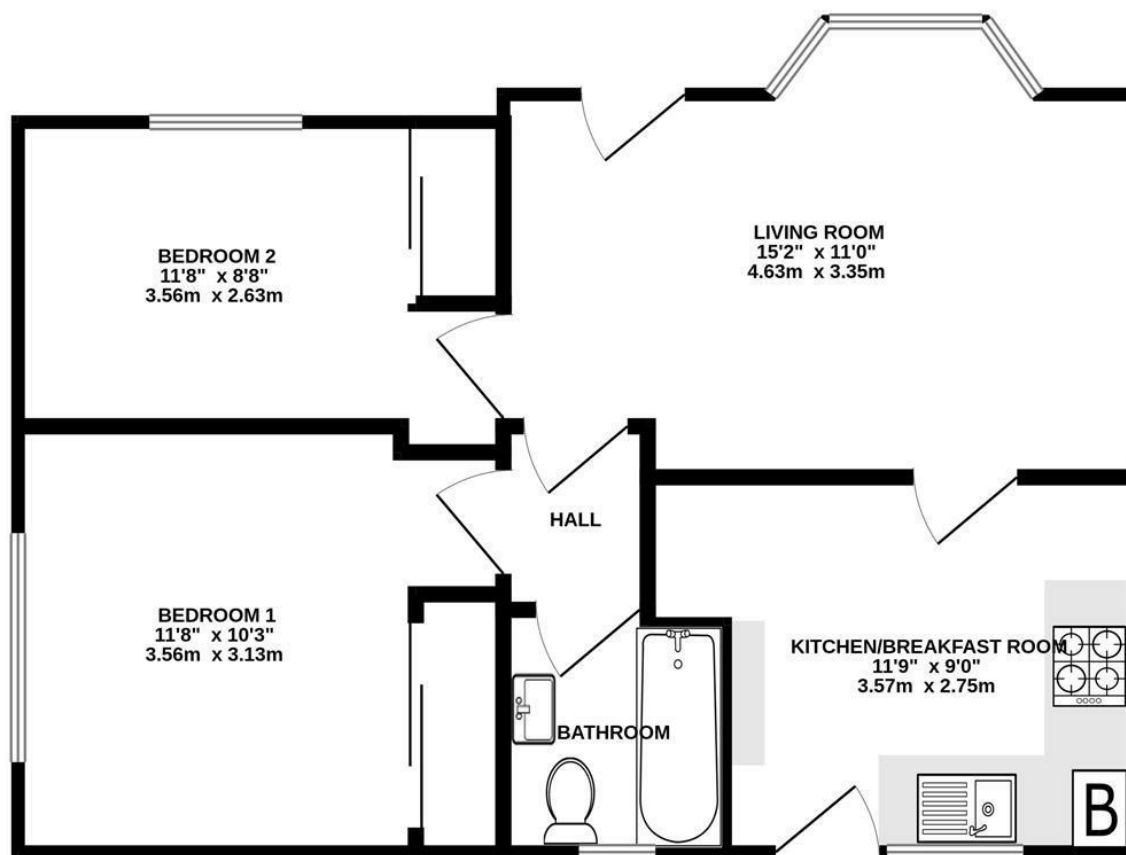


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DETACHED BUNGALOW 492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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		91
(81-91) B		
(69-80) C	76	
(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		