

# BELVOIR!

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

Damerham Road, Bournemouth, BH8 0BX



Offers In Excess Of £300,000 Freehold

Call: 01202 430 108

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



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WELL-PRESENTED TERRACED HOUSE | THREE BEDROOMS | GOOD SIZED LIVING/DINING ROOM | FITTED KITCHEN | ENCLOSED PORCH | FULLY TILED BATHROOM | ENCLOSED REAR GARDEN | GARAGE IN BLOCK | CUL-DE-SAC LOCATION

DOUBLE GLAZED THROUGHOUT \* GAS HEATING VIA RADIATORS \* LOCATED CLOSE TO CASTLE POINT \* LOCATED CLOSE TO GOOD LOCAL SCHOOLS

The front entrance door opens into an enclosed porch with cloaks cupboard and another cupboard housing a 'Baxi' gas boiler serving the heating and domestic hot water. A further door leads into the:-

Living/Dining room which is of a good size with dual aspect windows to front and rear elevations. Open plan stairs lead up to the first floor accommodation. A doorway opens into the:-

Kitchen which has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops incorporating a 1.5 bowl sink and tiled surrounds. Integrated gas hob with extractor over and electric oven under. Integrated dish washer. Space and plumbing for washing machine and upright fridge/freezer. Door to under stairs cupboard. Door to rear garden.

The first floor landing has doors to the bedrooms and bathroom.

There are two double bedrooms with built-in wardrobes and a third bedroom with an airing cupboard housing a lagged hot water tank with fitted immersion heater and linen storage.

The bathroom is fully tiled to all walls and the floor. Modern suite comprising wash hand basin with fitted cabinet under, adjacent concealed cistern WC and panelled bath with 'Mira' power shower with rain and body showers. Rear aspect window. Heated towel ladder.

There is a lawned front garden with foot path to the front door. The rear garden is fully enclosed with gated rear access. There is a large decked area abutting the rear elevation with the remainder being laid to lawn.

There is a garage located in a nearby block.

Council Tax Band C



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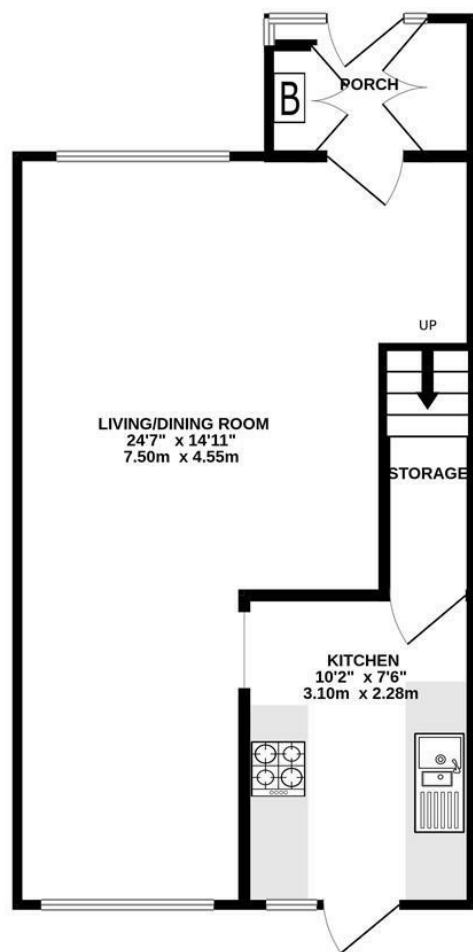
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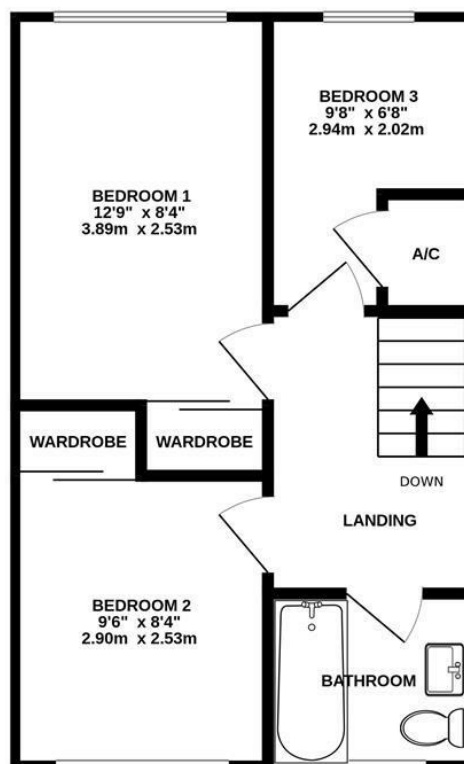




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		