

BELVOIR!

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

Stratton Road, Muscliffe, Bournemouth, BH9 3PF



Asking Price £498,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED FAMILY HOUSE | EXCELLENT PRESENTATION | FOUR BEDROOMS | TWO BATHROOMS | LIVING ROOM | OPEN PLAN KITCHEN/DINING ROOM | CONSERVATORY/GARDEN ROOM | CLOAKROOM | FULLY TILED BATHROOM | GOOD OFF ROAD PARKING | ENCLOSED REAR GARDEN

DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS * LARGE SIDE STORAGE UNIT * CLOSE TO EXCELLENT SCHOOLS * CLOSE TO CASTLE POINT * CLOSE TO BUS ROUTES

The entrance door opens into the hall with stairs to the first floor and doors leading into the living room, kitchen and downstairs cloakroom which comprises a modern white suite.

The living room has a large front aspect window and fireplace feature. Double doors lead through to the dining room.

There is a large open plan kitchen/dining room with sliding doors from the dining area into the conservatory/garden room. The kitchen is well-appointed with a matching range of light wood effect wall and floor mounted cupboard units and peninsular bar with contrasting roll edge work tops and surrounds incorporating a 1.5 bowl sink unit. Integrated induction hob with suspended extractor canopy over, double oven, dishwasher and a large fridge.

The conservatory/garden room has low brick built walls with double units over with double doors opening out to the garden. Radiator.

The first floor landing has a side aspect window and airing cupboard.

The master bedroom has a large front aspect window, fitted wardrobes and a modern ensuite shower room.

There are three further bedrooms.

The family bathroom is fully tiled with a modern white suite comprising wash hand basin with fitted cabinet under, concealed cistern WC and panelled bath.

The front garden is laid to lawn with double width off road parking. Double gated side access leads to rear garden.

The rear garden is fully enclosed and laid to lawn with flower and shrub borders and patio. There is a covered side storage area.

Council tax band D

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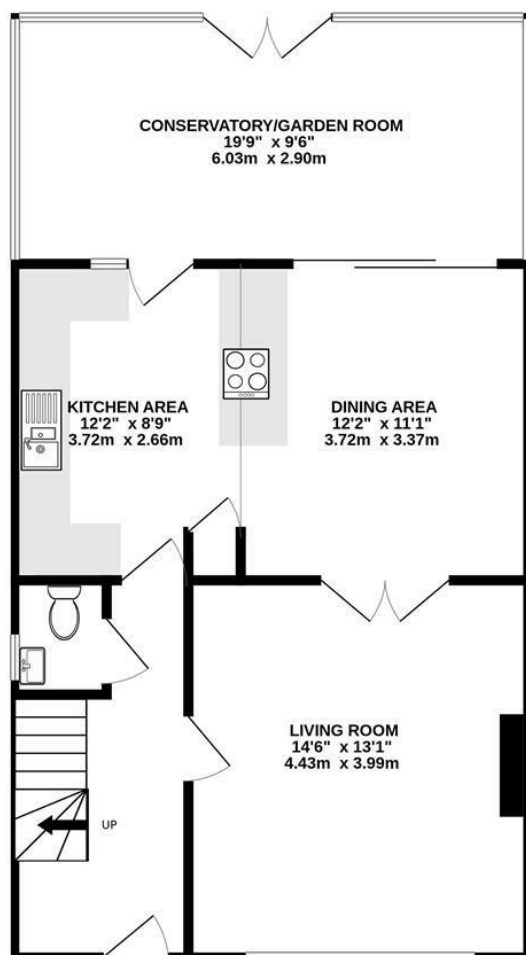


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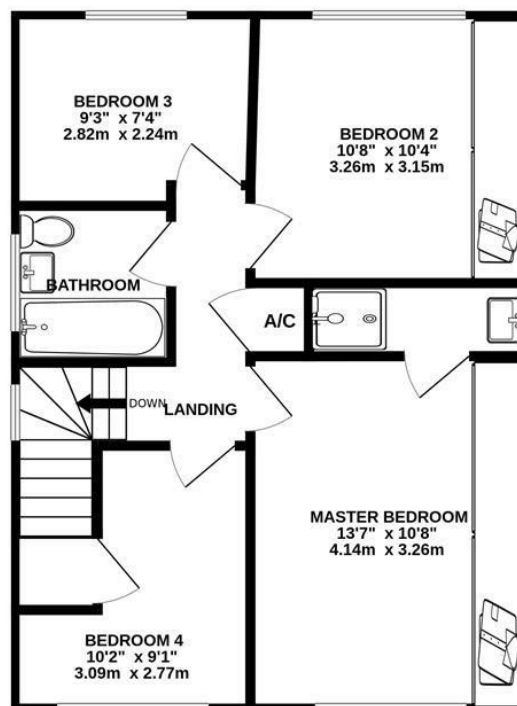
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GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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		84
(69-80) C	66	
(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		