

BELVOIR!

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

Dowlands Road, Bournemouth, BH10 5LG



Offers In Excess Of £275,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED BUNGALOW | IN NEED OF A TOTAL REFURBISHMENT | NO FORWARD CHAIN | TWO BEDROOMS | TWO RECEPTION ROOMS | FANTASTIC POTENTIAL | INTEGRAL GARAGE & STORE ROOM TO REAR | REDUCED HEIGHT BASEMENT AREA | GREAT REDEVELOPMENT POTENTIAL STPP

PROCEEDABLE BUYERS ONLY * REQUIRES RE-WIRING * WHOLE NEW HEATING SYSTEM * NEW KITCHEN * MAKING A NEW BATHROOM BY MAKING THE CURRENT SHOWER ROOM AND WC INTO ONE * PROBABLE CONVERSION AND EXTENSION OF THE GARAGE/BASEMENT AREA * BEEN OWNED SINCE 1949

There is a side entrance door which opens into the hall.

The living room has a front aspect bay window

The dining room has a large rear aspect window enjoying a pleasing outlook. There is a stove with back boiler.

The kitchen is very basic as the picture will show. There is a rear aspect window and side door to a small lobby area.

Bedroom one has a front aspect window.

Bedroom two has a side aspect window.

The shower room has a side aspect window with wash hand basin and shower cubicle with electric shower.

There is an adjacent WC with side aspect window and close coupled WC.

There is an established front garden with limited width side drive leading down to the rear where there a large area of hardstanding with access to an integral garage with adjacent store room which again has access to a limited height basement area matching the property footprint. The rear garden is established and pretty enjoying a pleasing view.

Council tax band C

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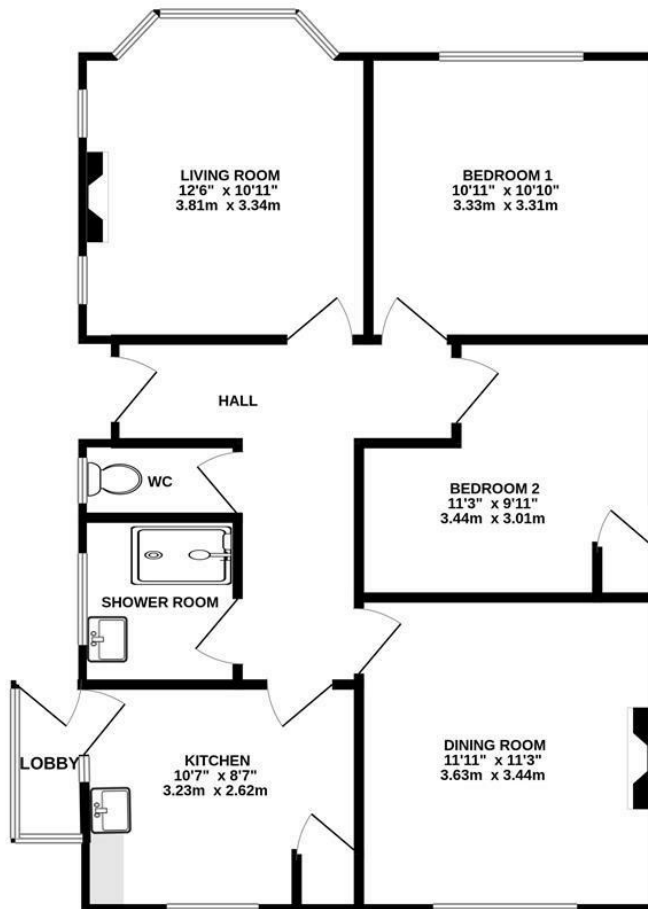


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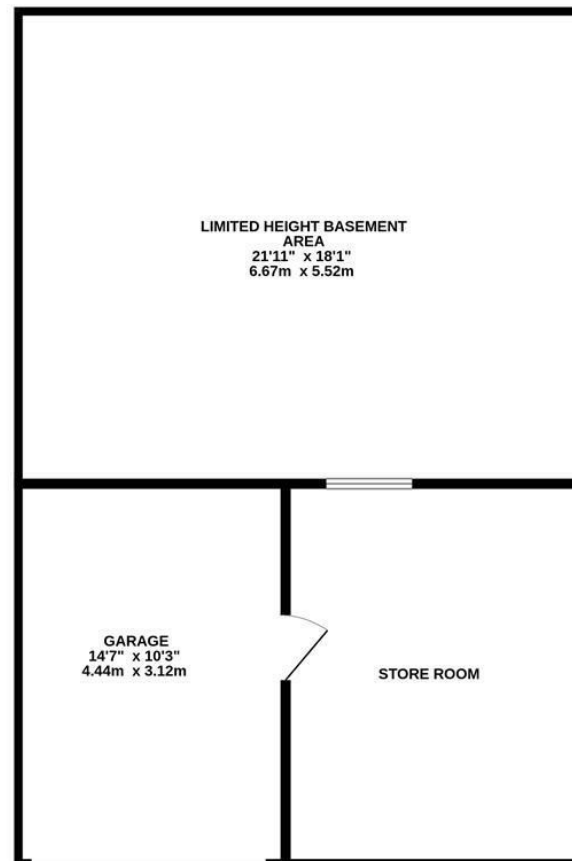
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DETACHED BUNGALOW
730 sq.ft. (67.8 sq.m.) approx.



BASEMENT
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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		
(69-80) C		
(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		