

BELVOIR!

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

Wynford Road, Bournemouth, BH9 3ND



Offers In Excess Of £435,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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LOVELY DETACHED CHALET BUNGALOW | THROUGH SITTING/DINING ROOM | GALLEY STYLE FITTED KITCHEN | SUN ROOM | TWO DOUBLE GROUND FLOOR BEDROOMS | FULLY TILED BATHROOM | FIRST FLOOR MASTER BEDROOM WITH ENSUITE SHOWER ROOM | PARKING FOR NUMEROUS CARS | LOVELY GARDEN

GAS HEATING VIA RADIATORS * DOUBLE GLAZED * SUMMER HOUSE * LEVEL LOCATION * EXCELLENT RESIDENTIAL ROAD * WOOD BURNING STOVE

Front entrance door leads to a good sized hallway with doors to the living/dining room, the two ground floor bedrooms and bathroom.

Living/dining room has a front aspect window and double doors to the sun room. Wood burning stove. Stairs lead from the dining area to the first floor.

The sun room has low brick elevations with double glazed units over and door to garden. An archway leads into the-

Galley style kitchen with a matching range of wall and floor mounted units with granite work tops incorporating a 1.5 bowl sink unit. Integrated 5 ring gas hob with electric oven under and extractor hood over. Dish washer. Wall-mounted 'Baxi' gas combination boiler. Dual aspect windows.

There are two double sized bedrooms on the ground floor plus a fully tiled bathroom with a white suite comprising pedestal wash hand basin, close coupled WC, bidet and panelled bath with shower attachment and shower side screen. Dual side aspect windows.

The master bedroom is located on the first floor and irregular in shape with dual aspect velux windows to the front and rear. There two large storage cupboards and access to eaves storage. There is an ensuite shower room with pedestal wash hand basin, close coupled WC and shower cubicle. Side aspect window.

There is a walled front garden with excellent forecourt parking for numerous cars and gated and covered side access to the enclosed rear garden which has a large paved terrace abutting the full width of the rear elevation. The rest of the garden is laid to lawn with various shrubs features. There is also a good sized summer house.

Council tax band D

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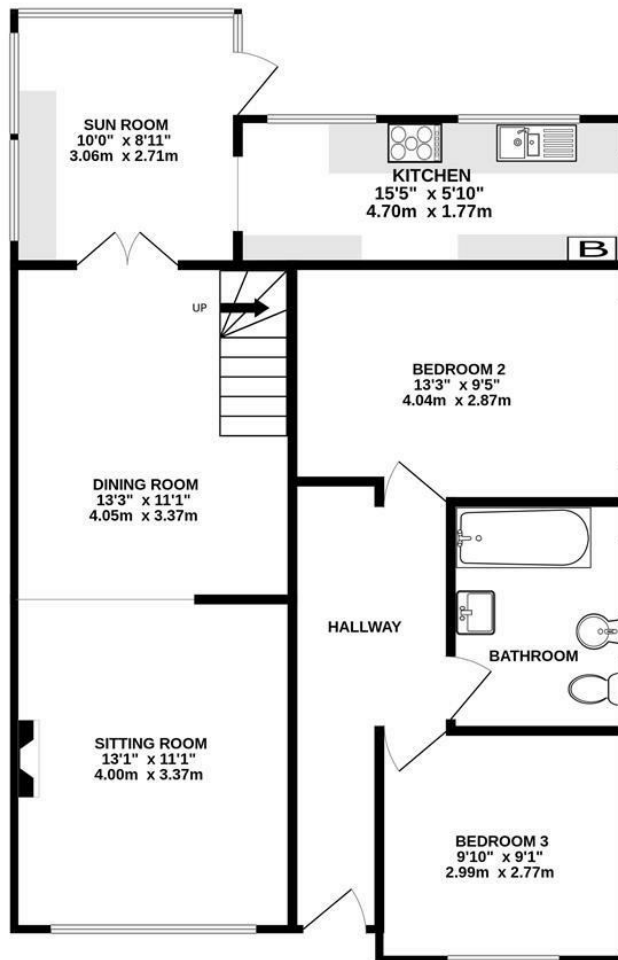


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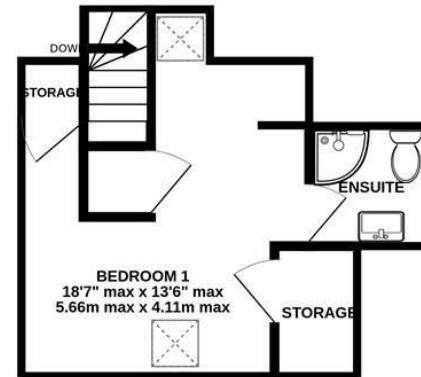
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GROUND FLOOR
830 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(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		