

# BELVOIR!

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

Runnymede Avenue, Bearwood, Bournemouth, BH11 9SP



Offers In Excess Of £410,000 Freehold

Call: 01202 430 108

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



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IMMACULATE DETACHED BUNGALOW | NO FORWARD CHAIN | THREE BEDROOMS | SPACIOUS SITTING/DINING ROOM | FITTED KITCHEN | SHOWER ROOM | ATTACHED GARAGE | CARPORT | OFF ROAD PARKING FOR SEVERAL CARS | NICE RESIDENTIAL ROAD

DOUBLE GLAZED THROUGHOUT (FRONT & REAR REPLACED JANUARY 2025) \* GAS HEATING VIA RADIATORS \* KITCHEN FITTED FOUR YEARS AGO \* SHOWER ROOM & WC FITTED TWO YEARS AGO \* NEW WOODEN FLOORING FITTED FEBRUARY 2024 \* GARAGE ROOF RE-FELTED IN NOVEMBER 2024 \* FULL ELECTRICAL TEST CARRIED OUT DECEMBER 2024

The side entrance door opens into the hallway with doors to all principal rooms. There is a cupboard housing a 'Vaillant' gas combination boiler serving the heating and domestic hot water.

The sitting/dining room has two large front aspect windows.

The kitchen has a matching range of white wall and floor mounted cupboard units with contrasting work tops, inset single drainer sink unit and tiled surrounds. Integrated gas hob with extractor over and double built-in oven. New washing machine and dishwasher included.

The master bedroom has a large rear aspect window and fitted wardrobes.

Bedroom two has a door and matching side screen leading out to the rear garden.

Bedroom three has a side aspect window.

There is a modern shower room with wash hand basin and walk-in shower cubicle and separate WC.

The front garden is laid to lawn with excellent off road parking and drive leading via a carport to an attached garage with electric roll up door, power and light, door to rear garden.

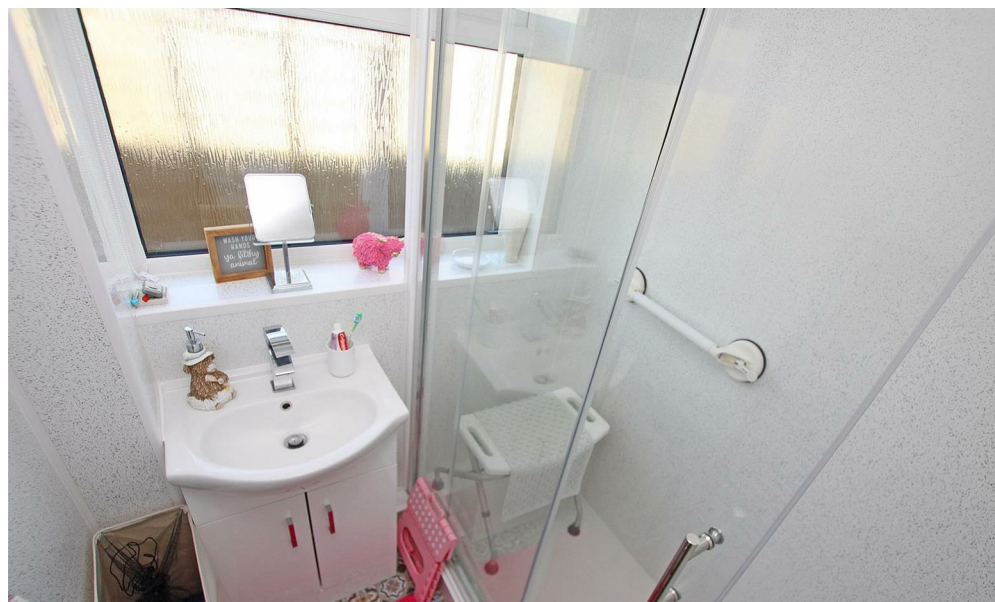
The rear garden is fully enclosed with a large decked area abutting the rear elevation with the rest being laid to paving and pea shingle with a combination of shrub life.

Council tax band D



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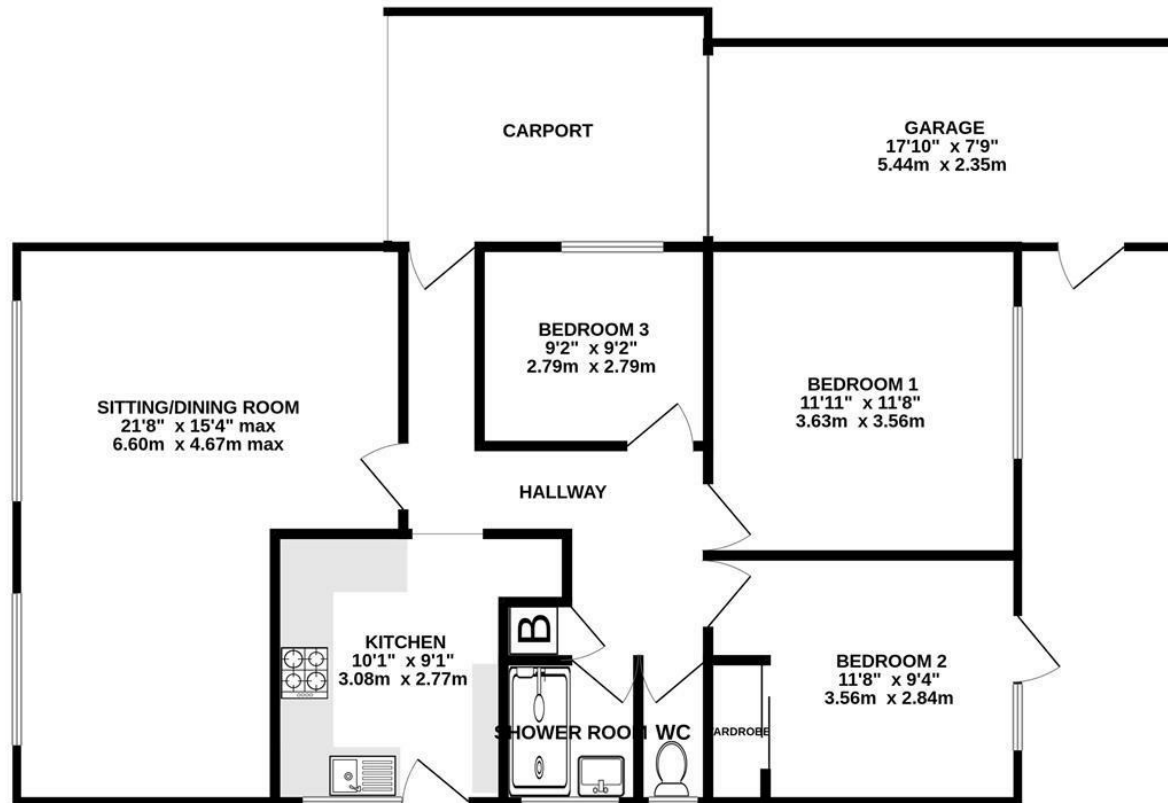
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## DETACHED BUNGALOW 1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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		85
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		