

BELVOIR!

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

Webster Road, Moordown, Bournemouth, Dorset BH9 3AX



Offers In Excess Of £400,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED BUNGALOW | DUAL ASPECT SITTING/DINING ROOM | FITTED KITCHEN | CONSERVATORY | TWO BEDROOMS | ENSUITE SHOWER ROOM | LARGE SHOWER ROOM | OFF ROAD PARKING WITH CARPORT | EXCELLENT RESIDENTIAL ROAD | LOW MAINTENANCE REAR GARDEN | COVERED WALK WAY

GAS HEATING VIA RADIATORS * DOUBLE GLAZED THROUGHOUT * VERY GOOD DECORATIVE ORDER * DUAL FUEL BURNER

There is a good sized storm porch with a door opening into the entrance lobby which a further door opening into the hall with doors to all principal rooms.

The sitting/dining room has a large front aspect window, dual side aspect windows and double doors opening into the conservatory. Dual fuel burner.

Conservatory has low brick built elevations with double glazed units over. Two lots of sliding doors to the rear garden. Radiator.

The modern kitchen has a matching range of wall and floor mounted cupboard units with contrasting marble work tops incorporating a single drainer sink unit and small peninsular breakfast bar. Integrated dish washer, fridge and freezer. Cupboard housing an 'Ideal Logic' gas boiler serving the heating and hot water. Front aspect window and side casement door to a covered walk through where there is plumbing for a washing machine.

Bedroom one has a rear aspect window.

Bedroom two has a rear aspect window with an ensuite shower room with wall-mounted .wash hand basin, close coupled WC and shower cubicle. Airing cupboard.

The bathroom has a pedestal wash hand basin, close coupled WC and a large walk-in shower cubicle. Dual front aspect windows.

The front garden has been landscaped for low maintenance. A driveway leads to a carport.

The rear garden fully enclosed and low maintenance with two sheds.

Council tax band C

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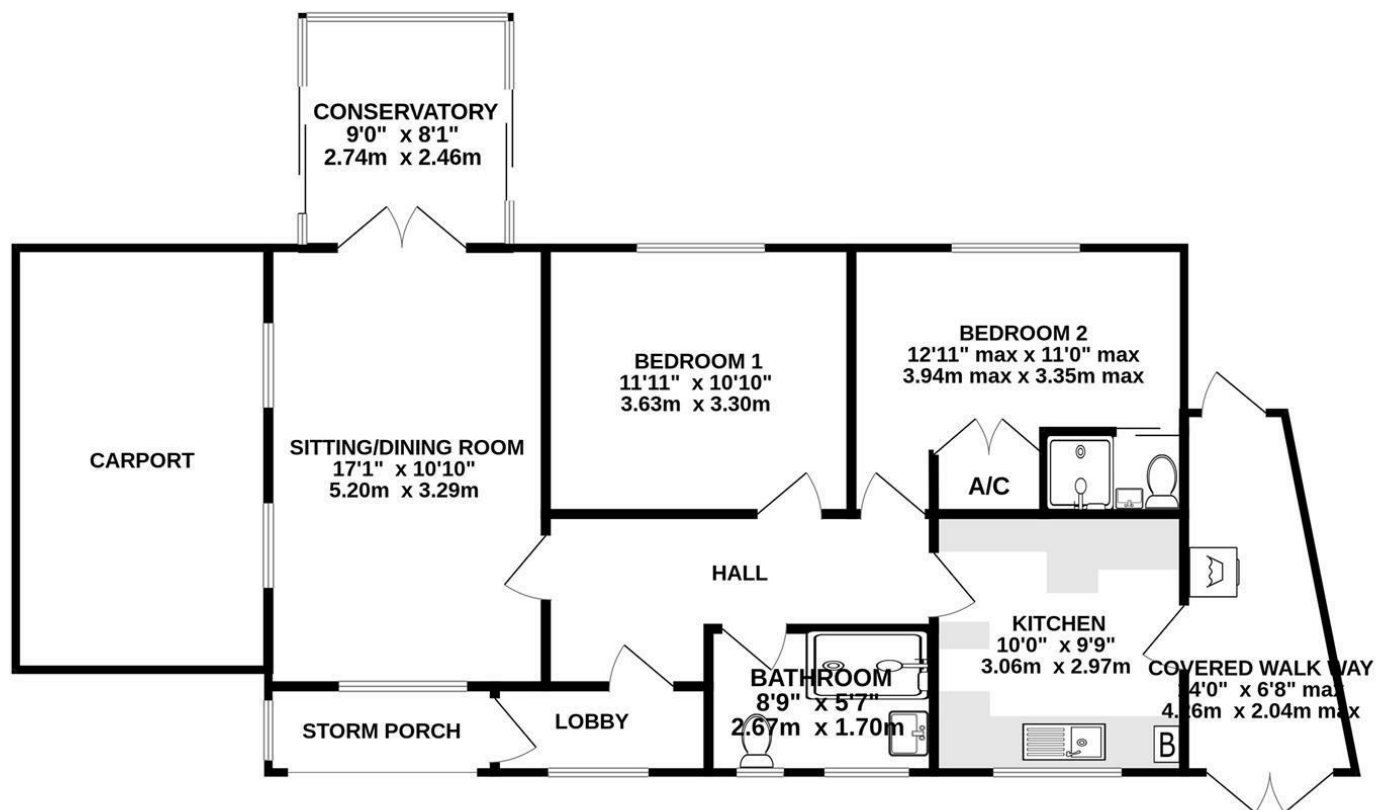


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DETACHED BUNGALOW 1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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	76	81
(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