

BELVOIR!

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

Iddesleigh Road, Bournemouth, BH3 7JR



Offers In Excess Of £650,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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SUBSTANTIAL DETACHED CHARACTER RESIDENCE | OVER 2400 SQ FT | LIVING ROOM | DINING ROOM | DRAWING ROOM | LARGE KITCHEN/BREAKFAST ROOM | FOUR BEDROOMS | 2.5 BATHROOMS | UTILITY ROOM | LAUNDRY ROOM | OFF ROAD PARKING | FAMILY FRIENDLY GARDEN

SPACIOUS HALLWAY & LANDING * LOTS OF CHARACTER FEATURES * GAS HEATING VIA RADIATORS * DOUBLE GLAZING

The entrance door opens into the very spacious hallway with doors to all the principal ground floor rooms and with stairs leading up to the first floor landing.

The living room has a large front aspect bay window and fireplace feature.

The dining room has front aspect box bay window and fireplace feature.

The drawing room has a large side aspect bay window.

The kitchen/breakfast room is both spacious and bright with an extensive range of wall and floor mounted cupboard units with contrasting work tops and tiled surrounds. Dual aspect windows to both side elevations. A door from here leads into a large dual aspect utility room with door to rear garden and a further doorway into a laundry room.

There is a downstairs cloakroom.

There is a spacious first floor landing with doors to the four bedrooms and family bathroom.

Bedroom one has a front aspect box bay window and door to an ensuite which is need of finishing.

Bedroom two has a large front aspect bay window and ensuite shower room.

There are a further two bedrooms and very large family bathroom.

The front garden has a low walled boundary with separate pedestrian and vehicular access to off road parking.

The rear garden is fully enclosed and of a decent size making it very family/pet friendly.

Council tax band F

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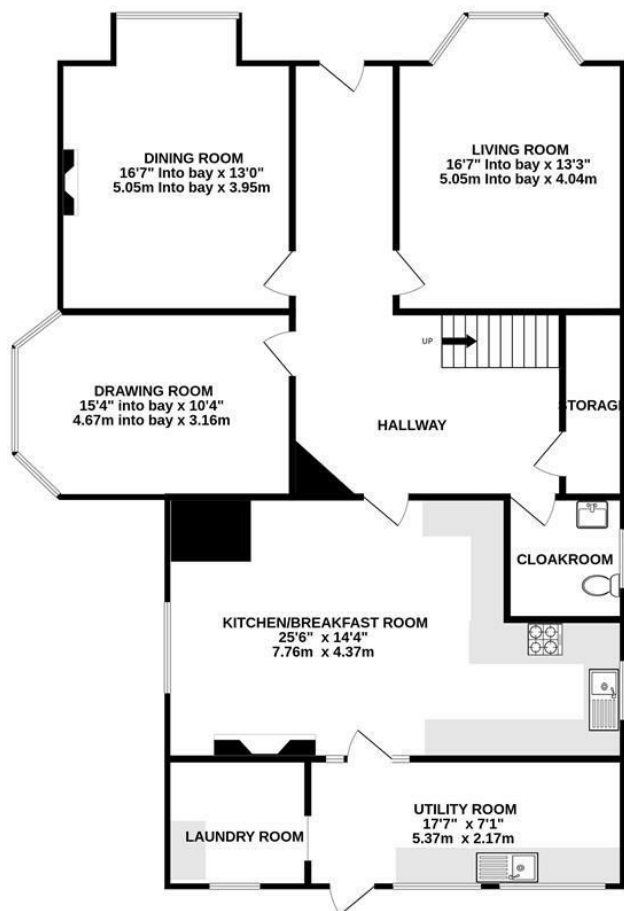


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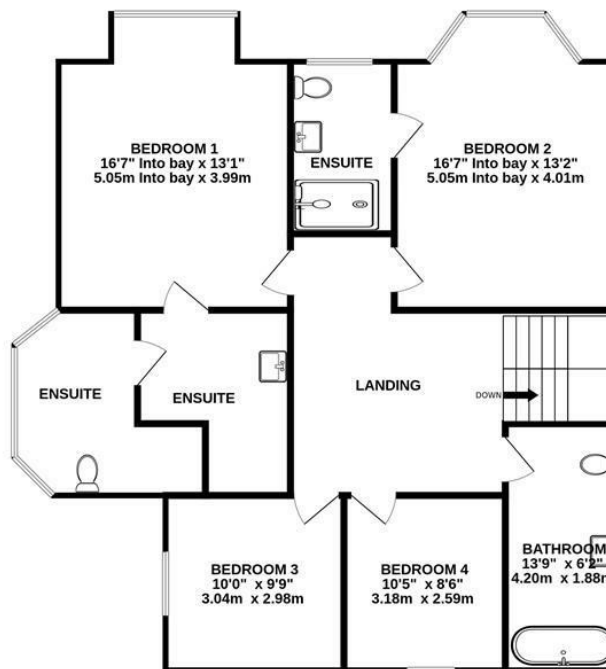
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GROUND FLOOR
1344 sq.ft. (124.9 sq.m.) approx.



1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.2 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		