

BELVOIR!

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

Parham Road, Bournemouth, BH10 4BB



Offers In Excess Of £325,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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IMMACULATE DETACHED BUNGALOW | TWO DOUBLE BEDROOMS | LIVING ROOM | CONSERVATORY | FITTED KITCHEN | DETACHED GARAGE | LOW MAINTENANCE REAR GARDEN | ATMOSPHERIC AIRFLOW SYSTEM | GAS HEATING VIA RADIATORS | DOUBLE GLAZED

NEW GAS CENTRAL HEATING/COMBI BOILER INSTALLED SEPTEMBER 2021 * NEW KITCHEN & BATHROOM INSTALLED SEPTEMBER 2021 * NEW CONSERVATORY INSTALLED NOVEMBER 2021 * FULL ELECTRICAL REWIRE SEPTEMBER 2021 * DYNOROD DRAINS CIPR PATCH LINING - GUARANTEE VALID 10 YEARS FROM JUNE 2021

The side entrance door opens into a porch with a further door opening into the hall with doors to all principal rooms.

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

The kitchen comprises a matching range of wall and floor mounted cupboard units with complimentary work tops incorporating a 1.5 bowl sink unit and tiled surrounds. Integrated induction hob, electric oven, fridge and washing machine. Cupboard housing a 'Glow-worm' gas combination boiler serving the heating and domestic hot water. Side aspect window. Door to conservatory.

The conservatory has low brick elevations with double glazed units over and French doors to the garden.

There are two double sized bedrooms.

There is a modern shower room comprising wash hand basin with cabinet under, close coupled WC and a good sized shower cubicle with an integrated shower. Heated towel ladder. Side aspect window.

The front garden has off road parking for two cars. There is double gated limited width side access to the rear garden and a detached garage. The rear garden is fully enclosed and land-scaped for low maintenance.

Council tax band C

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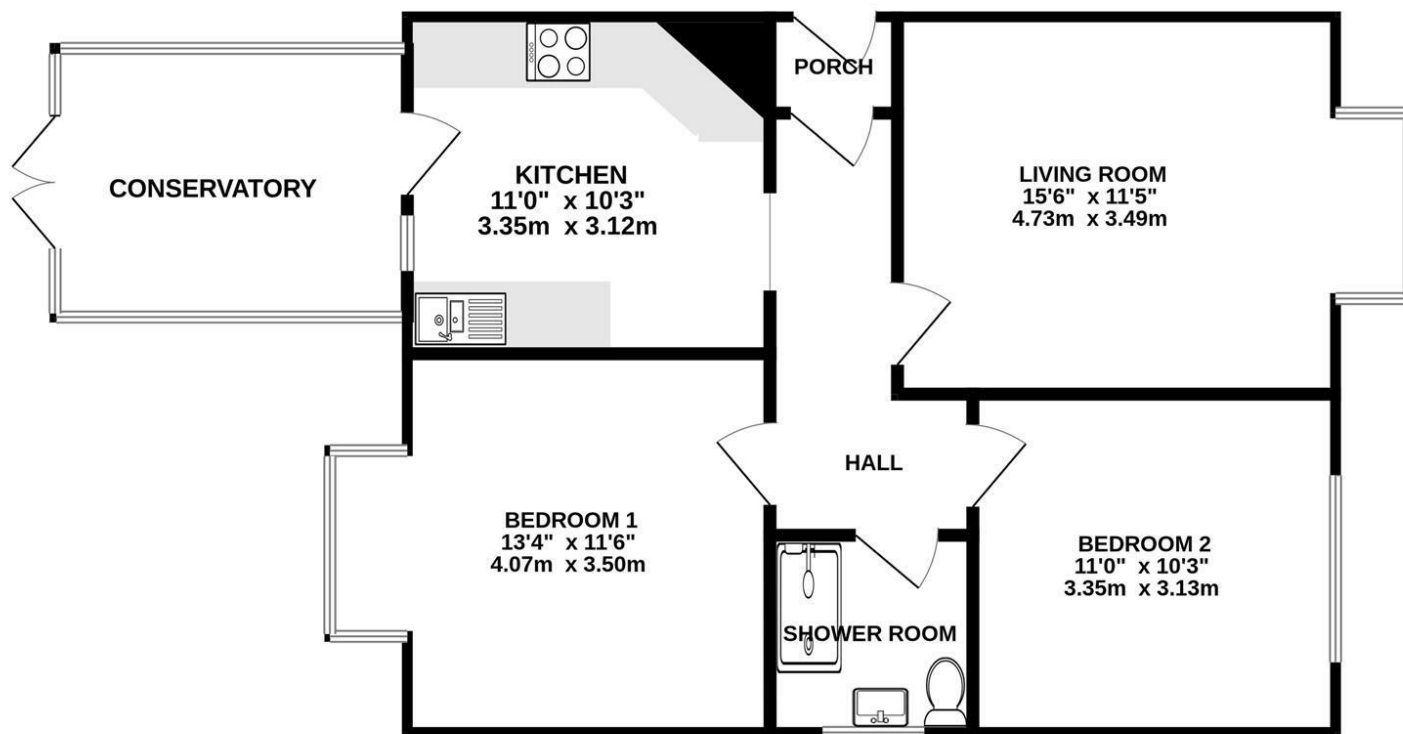


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DETACHED BUNGALOW 720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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		