

BELVOIR!

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

Comber Road, Moordown, Bournemouth, BH9 2XG



Offers In Excess Of £350,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED FAMILY HOUSE | NO FORWARD CHAIN | THREE DOUBLE SIZED BEDROOMS | TWO RECEPTION ROOMS | SEPARATE KITCHEN | DOWNSTAIRS CLOAKROOM | FIRST FLOOR SHOWER ROOM | EXCELLENT OFF ROAD PARKING | LOW MAINTENANCE REAR GARDEN

DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS * SHORT & LEVEL WALK TO BUS ROUTES, DOCTORS AND LOCAL SHOPS * 11FT 10 x 7FT 11 GARDEN SHED

The side entrance door opens into the hallway with stairs to the first floor accommodation and other doors opening into the living room and dining room.

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

The dining room has dual aspect windows to the side and rear elevations. Gas fire with back boiler serving the heating and domestic hot water. Door to under-stairs cupboard.

The downstairs cloakroom has a wash hand basin and close coupled WC. Side aspect window.

The kitchen leads from the dining room and has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops and tiled surrounds. Inset 1.5 bowl sink unit. Inset gas hob with cooker hood over and built-in oven. Space for other appliances. Tiled floor. Rear aspect window. Side opening door.

The first floor landing is split level with dual side aspect windows.

There are three double sized bedrooms.

The shower room is fully tiled with a white suite comprising pedestal wash hand basin, close coupled WC and a walk-in shower. Side aspect window.

The frontage provides excellent off road parking with a swing gate providing access to a side driveway and the rear garden. The rear garden is laid as a combination of hardstanding, paving and AstroTurf with a very large timber constructed outbuilding.

Council tax band D

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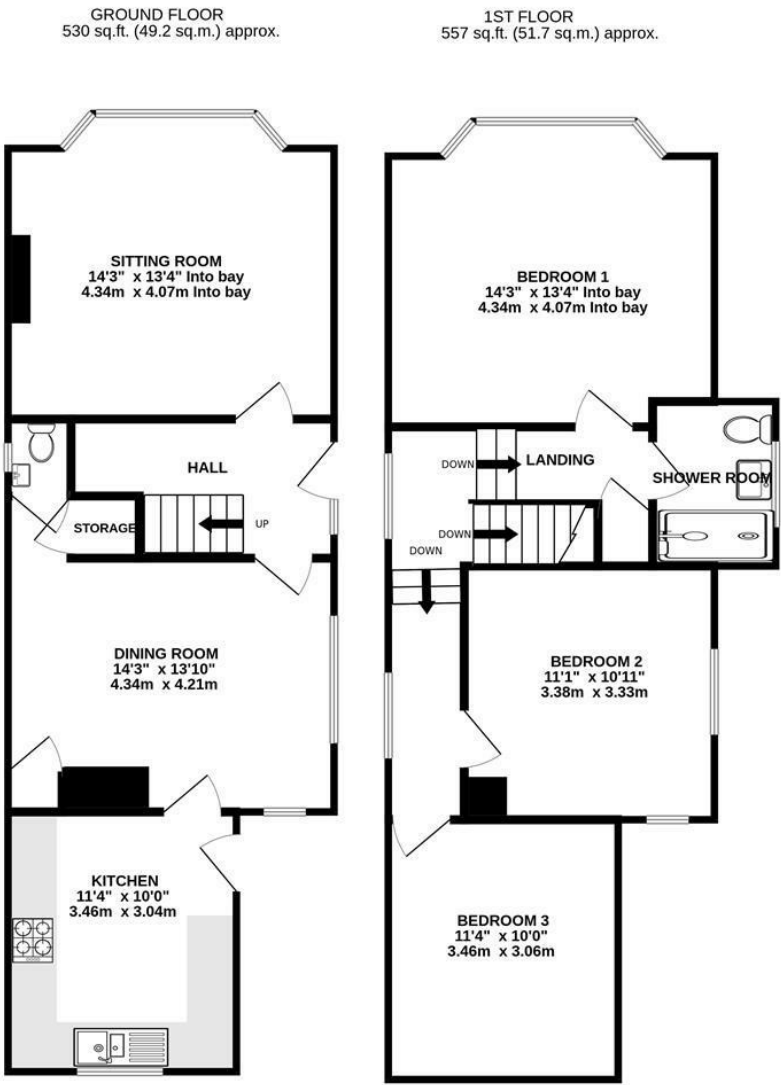
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TOTAL FLOOR AREA : 1087 sq.ft. (100.9 sq.m.) approx.

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		79
(55-68) D		
(39-54) E	54	
(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