

BELVOIR!

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

Nursery Road, Moordown, Bournemouth, Dorset BH9 3AT



Offers In Excess Of £400,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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NO FORWARD CHAIN | DETACHED HOUSE | FULLY RE-FURBISHED | EXCELLENT RESIDENTIAL ROAD | THREE GOOD SIZED BEDROOMS | SEPARATE LIVING ROOM | OPEN PLAN DINING ROOM AND KITCHEN WITH INTEGRATED APPLIANCES | BATH/SHOWER ROOM | CLOAKROOM | PARKING AND SIDE DRIVE

BRAND NEW KITCHEN WITH QUARTZ WORKTOPS * AEG INTEGRATED APPLIANCES * 4-WAY FRANKE BOILING WATER TAP * NEW CLOAKROOM * NEW BATH/SHOWER ROOM * PHILIPS HUE LIGHTING * NEW FLOORING THROUGHOUT * NEW TILED ROOF * COMPLETELY REWIRED TO CURRENT STANDARDS * NEWLY DECORATED THROUGHOUT * NEW DOUBLE GLAZED WINDOWS AND MULTI-POINT LOCKING DOORS * FULL BUILDINGS REGS CERTIFICATES

Agents Note: This property was the subject of a subsidence claim in 2015 with all works completed with certification available.

There is an enclosed entrance porch with a further door opening into the hall with stairs to the first floor and a new under-stairs cloakroom.

The living room has a large front aspect bay window, coved ceiling with picture rail. Inset ceiling down lighters and two wall-mounted lights.

The dining room has a coved ceiling with inset ceiling down lighters. French doors to the rear garden.

The newly fitted kitchen is open plan to the dining room with inset ceiling down lighters and a large side aspect window. Matching range of soft close wall and floor mounted cupboard units with contrasting quartz work tops and peninsular unit. Inset induction hob with extractor over, double oven, dish washer, fridge and freezer. Wall-mounted 'Worcester' gas boiler. Door to rear garden.

First floor landing with side aspect window and doors to three good sized bedrooms.

New bath/shower room with rear aspect window and ceiling down lighters. Floating wash hand basin with drawers under, panelled bath, close coupled WC and walk-in shower cubicle with integrated rain and body showers. Heated towel ladder.

Front garden with gated access to a brick paved and gravelled side driveway. The rear garden is of a good size.

Council tax band D

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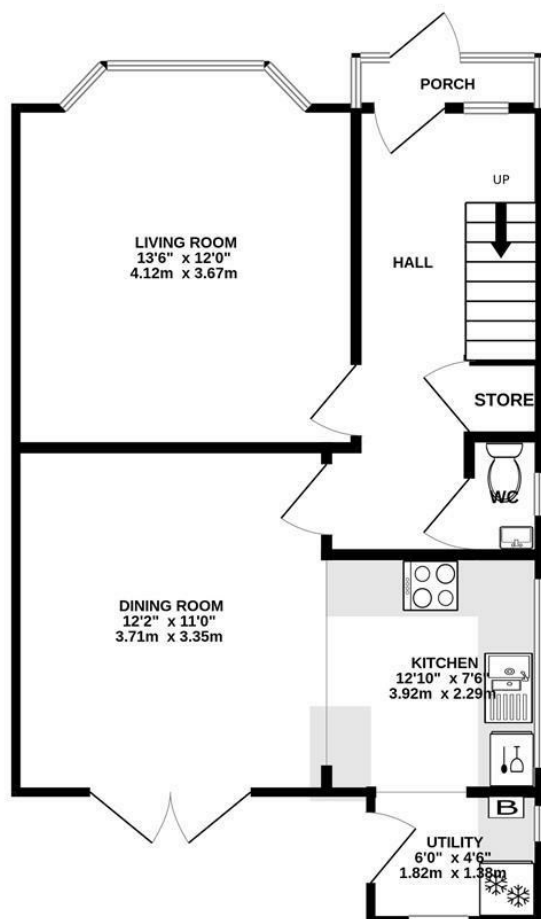


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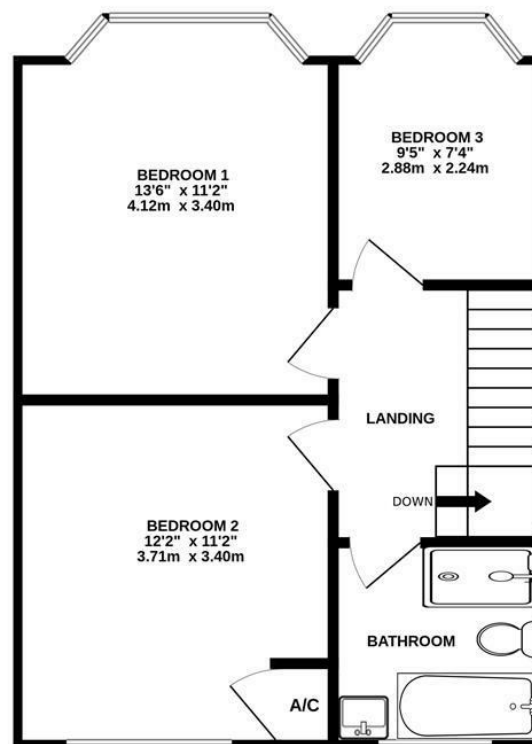
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GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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		