

BELVOIR!

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

Paddington Grove, Bournemouth, BH11 8NP



Asking Price £269,950 Freehold

Call: 01202 430 108

belvoir.co.uk

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END TERRACED HOUSE | NO FORWARD CHAIN | SOLD AS SEEN | TWO DOUBLE SIZED BEDROOMS | LIVING/DINING ROOM | KITCHEN/BREAKFAST ROOM | BOX ROOM | BATHROOM | SEPARATE WC | GOOD SIZED FRONT GARDEN | SMALLER REAR GARDEN | ON ROAD PARKING | OUTBUILDING

DOUBLE GLAZED * GAS HEATING VIA RADIATORS * EASY ACCESS TO RINGWOOD ROAD

The front entrance door opens into a good sized hallway with stairs to the first floor, doors to the living/dining room, kitchen/breakfast room and to the rear garden.

The living/dining room has double French doors to the rear garden.

The kitchen/breakfast room has a matching range of wall and floor mounted cupboard units with contrasting work tops and tiled surrounds. Inset single drainer sink unit. Space and plumbing for various kitchen appliances. Front aspect window. Pantry cupboard. Wall-mounted 'Vokera' gas boiler serving the heating and domestic hot water.

The first floor landing has doors to two double sized bedrooms and box room.

The bathroom is part tiled with a white suite comprising pedestal wash hand basin and panelled bath with shower hose attachment. Front aspect window. Heated towel ladder.

Separate toilet with a close coupled WC and front aspect window.

The property has a good sized front garden and a smaller rear garden

Council tax band B

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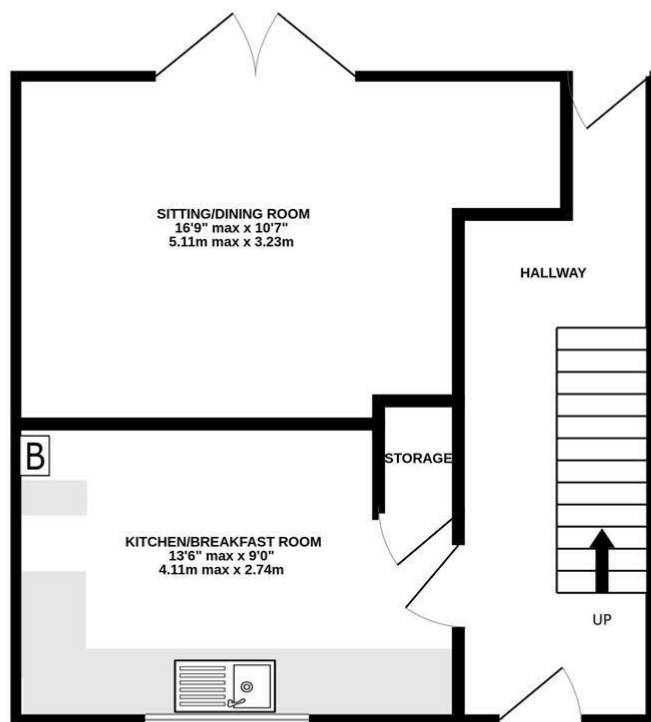


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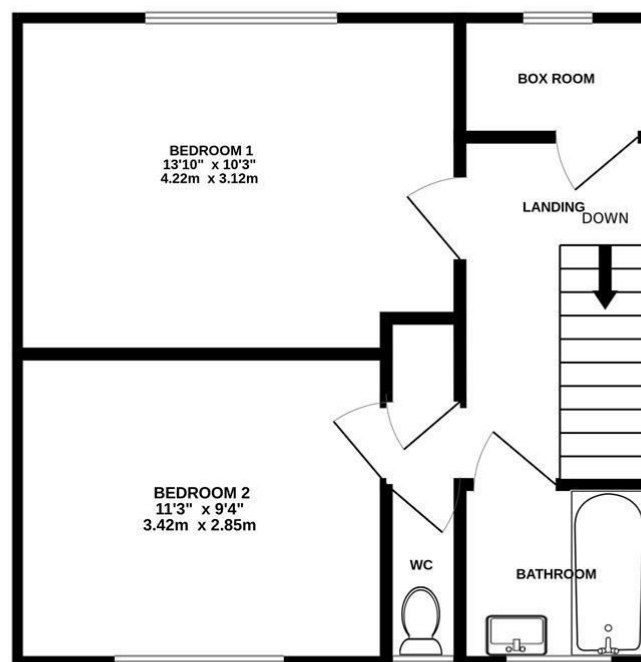
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GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		