

# BELVOIR!

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

Barham Close, Bournemouth, BH1 4BZ



Asking Price £300,000 Freehold

Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)

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FOR SALE WITH NO FORWARD CHAIN | MID-TERRACED HOUSE | TWO DOUBLE BEDROOMS | LIVING ROOM WITH FRENCH DOORS TO GARDEN | FITTED KITCHEN | DOWNSTAIRS CLOAKROOM | FIRST-FLOOR SHOWER ROOM | ALLOCATED PARKING SPACE | LOW MAINTENANCE REAR GARDEN

LOCATED CLOSE TO KINGS PARK ACADEMY \* DOUBLE GLAZED THROUGHOUT \* GAS HEATING VIA RADIATORS

The front entrance door opens into the hallway with doors to the living room, kitchen and downstairs cloakroom.

The living room has open plan stairs leading up to the first floor and double French doors with matching side screens leading out to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with roll edge work tops, inset single drainer sink and tiled surrounds. Inset gas hob with filter hood over and electric oven under. Space for other kitchen appliances. Wall-mounted 'Ariston' gas combi boiler serving the heating and domestic hot water. Front aspect window.

The cloakroom is part tiled with a white suite comprising wash hand basin and close coupled WC.

First floor landing.

There are two double bedrooms.

The shower room is fully tiled to all walls and floor comprising glass wash hand basin, concealed cistern WC and shower cubicle with integrated rain and body shower. Heated towel ladder. Extractor fan.

There is a small area abutting the front elevation with a brick built storage unit.

The rear garden is small and great for low maintenance.

There is a numbered allocated parking space.

Service Charge: £220.00 per annum

Council tax band C.

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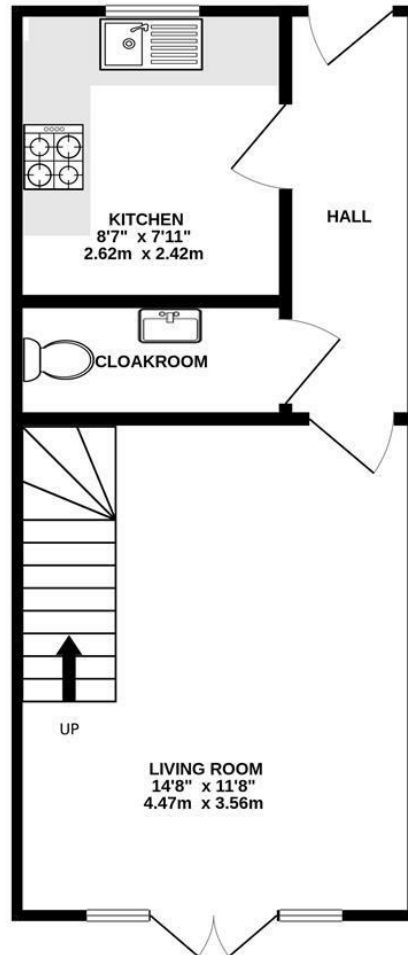


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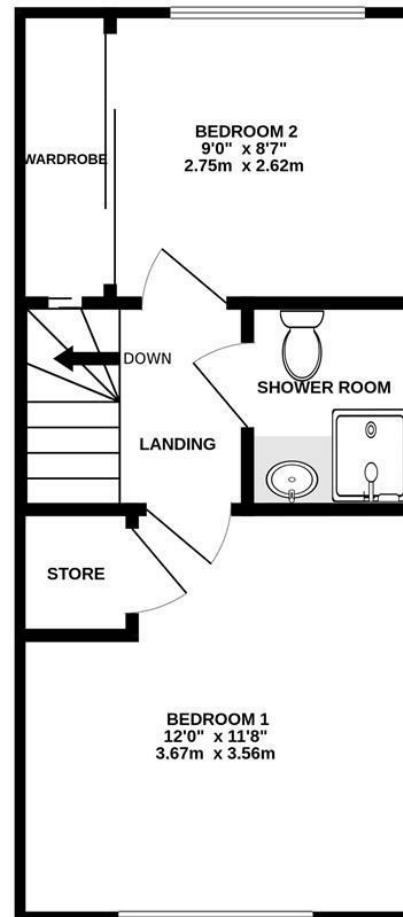
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GROUND FLOOR  
313 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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                                                       | 76      | 82        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |