

BELVOIR!

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

Redbreast Road, Moordown, Bournemouth, Dorset BH9 3AW



Offers In Excess Of £400,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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NO FORWARD CHAIN | APPLICANTS MUST BE SSTC OR NO RELATED SALE | IMMACULATE DETACHED FAMILY HOME | THREE BEDROOMS | THROUGH LOUNGE & DINING ROOM | SEPARATE LIVING ROOM | FITTED KITCHEN | CLOAKROOM/UTILITY | FAMILY BATHROOM | LARGE CARPORT ACCESSED TO REAR

LARGE GROUND FLOOR EXTENSION * LOVELY REAR GARDEN * SUMMER HOUSE * TWO STORAGE UNITS * GAS HEATING VIA RADIATORS * DOUBLE GLAZED THROUGH OUT * A CUL-DE-SAC SECTION OF REDBREAST ROAD PROVIDES EXCELLENT VEHICULAR ACCESS TO THE REAR

An enclosed entrance porch with a further door opens into the hall. Stairs with storage under.

There is a separate living room with a front aspect bay window.

The dining room has a walk through access to the lounge with a large sky light and patio doors opening out to the garden.

The kitchen has a matching range of white wall and floor mounted cupboard units with contrasting work tops and tiled surrounds. Space for various kitchen appliances. Rear aspect window. Side opening door.

There is a downstairs cloakroom comprising a floating wash hand basin and concealed cistern WC. There is also space and plumbing for a washing machine. Side aspect window.

The first floor landing has doors to the three bedrooms and family bathroom.

The family bathroom comprises a pedestal wash hand basin, WC and panelled bath with shower attachment and side screen. Front aspect window. Cupboard housing the gas boiler serving the heating and domestic hot water.

There is a 17ft 1 x 10ft 10 minimum carport with gated access to the rear garden.

The rear garden has a paved terrace abutting the width of the rear elevation with the rest being laid to lawn with flower and shrub borders. There is a summer house with power and light and two attached storage units.

Council tax band D

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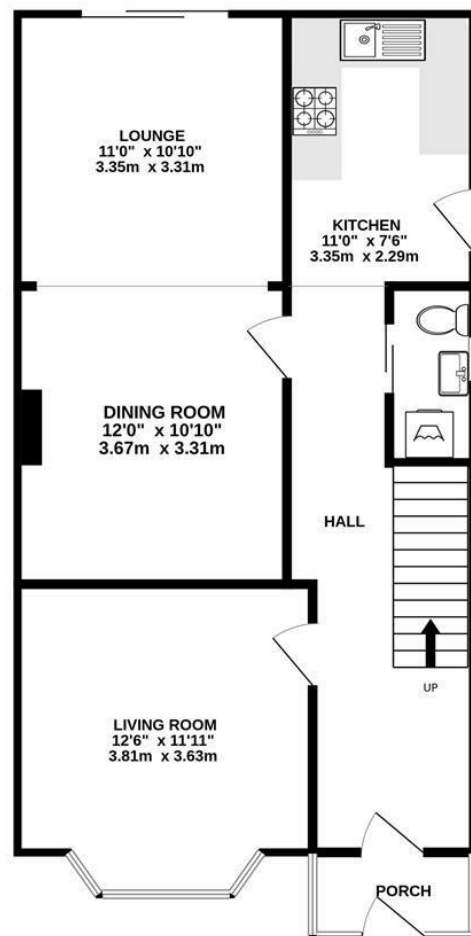


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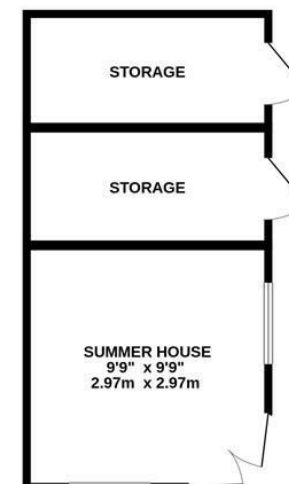
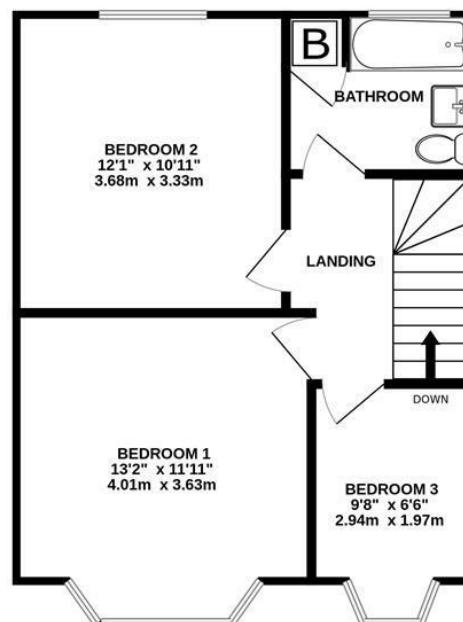
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GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (117.9 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		83
(69-80) C		
(55-68) D	67	
(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		