

# BELVOIR!

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

Strathmore Road, Muscliffe, Bournemouth, BH9 3NS



Asking Price £650,000 Freehold

Call: 01202 430 108

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



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RE-MODELLED CHALET BUNGALOW | 26ft LIVING/DINING ROOM | 27ft KITCHEN/DINING ROOM | MASTER BEDROOM WITH ENSUITE BATHROOM | THREE FURTHER DOUBLE BEDROOMS | SECOND SHOWER ROOM | SUPERB GARAGE/WORKSHOP | EXCELLENT PARKING | THREE SEPARATE GARDENS AREAS

INGLENOOK FIREPLACE \* SOLAR PANELS (OWNED) \* WOOD BURNING STOVE

The entrance door opens into hallway Cloaks cupboard and stairs to first floor.

The living/dining room is has a front aspect bay window and side aspect window. A glazed door leads to the courtyard garden. Inglenook fireplace housing a log burning stove.

The kitchen/dining room has a matching range of soft close wall and floor mounted cupboard units and peninsular bar with contrasting work tops and tiled surrounds. 1.5 bowl sink. 'Rangemaster' gas stove with six rings and double oven plus with extractor canopy over. Integrated dish washer. Cupboard housing a 'Worcester' gas combination boiler. Rear aspect window. Door to the utility lobby with plumbing for washing machine and vent for tumble dryer. Doors lead to the garage/workshop and another door opens into the downstairs cloakroom.

Bedroom three has dual side aspect windows.

Bedroom four has a front aspect bay window and glazed door with matching side screen leading out to the side garden.

Fully tiled ground floor shower room with pedestal wash hand basin, close coupled WC and shower cubicle with integrated shower. Rear aspect window and extractor fan.

The master bedroom has front and rear aspect velux windows. Built-in wardrobes and door to the fully tiled ensuite bathroom comprising floating wash hand basin with drawers under, close coupled WC and panelled bath with shower. Rear aspect window. Extractor fan. Heated towel ladder.

Bedroom two has a side aspect velux window.

Double width garage/workshop with double width drive.

The front garden is superbly landscaped with feature well. Separate courtyard garden and enclosed side garden with summer house and shed.

Council tax band D



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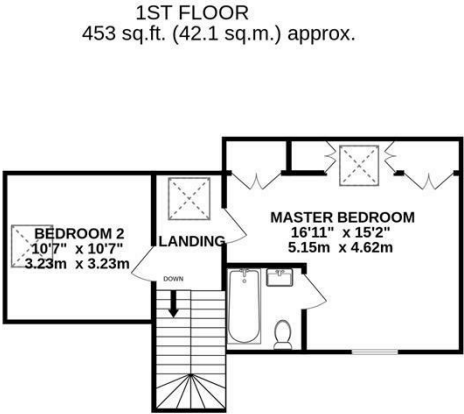
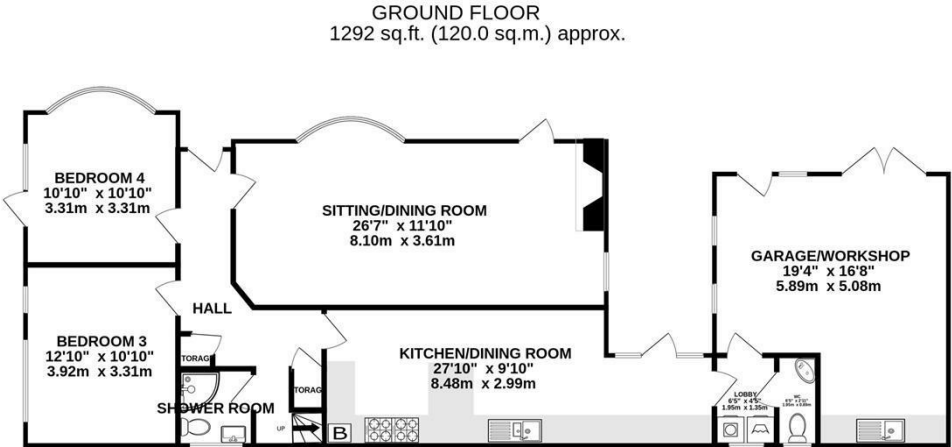
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TOTAL FLOOR AREA : 1745 sq.ft. (162.1 sq.m.) approx.

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   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   | 83      | 85        |
| 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   |         |           |