

BELVOIR!

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

Larksfield Avenue, Muscliffe, Bournemouth, BH9 3LP



Guide Price £350,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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Larksfield Avenue, Bournemouth, BH9 3LP

A charming large three-bedroom semi-detached family home offering well-proportioned living spaces, and inviting layout—which includes a spacious 22 ft lounge and dining room, a separate WC, bathroom, three double bedrooms, and a sizeable rear garden split in 2 with a sunny orientation.

Kitchen - 9'2 x 7'5

Lounge - 22'4 x 11'11

Bedroom 1 - 12'0 x 10'10

Bedroom 2 - 12'0 x 10'10

Bedroom 3 - 10'9 x 9'2

Located within the BH9 postcode, the property falls local to Bournemouth School, a sought-after grammar school.

Local primary schools include Moordown St John's CE Primary and Muscliff Primary School.

St. Walburga's Catholic Primary School and The Epiphany School are nearby.

Bournemouth Railway Station is your gateway to fast, regular rail links as well as local buses, with routes to the town centre, Poole, and beyond.

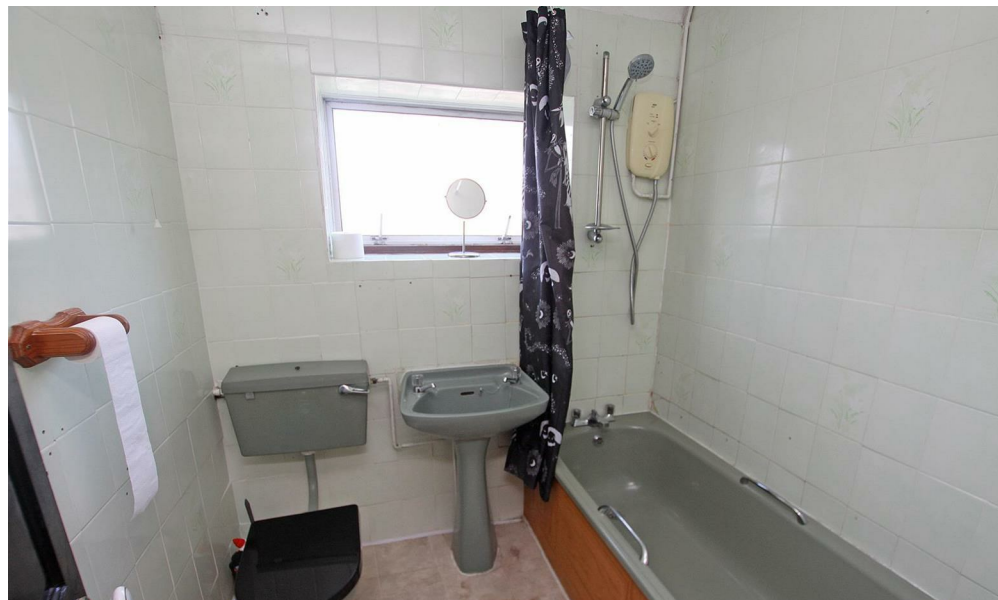
Broader Bournemouth boasts excellent retail options—from the pedestrianised high street and Victorian arcades to the large Castlepoint shopping centre, plus stylish boutiques in Westbourne.

Outdoor and leisure enthusiasts will delight in easy access to Dorset's stunning coastline, New Forest National Park, and extensive walking, cycling, and recreation opportunities.

Council tax band C

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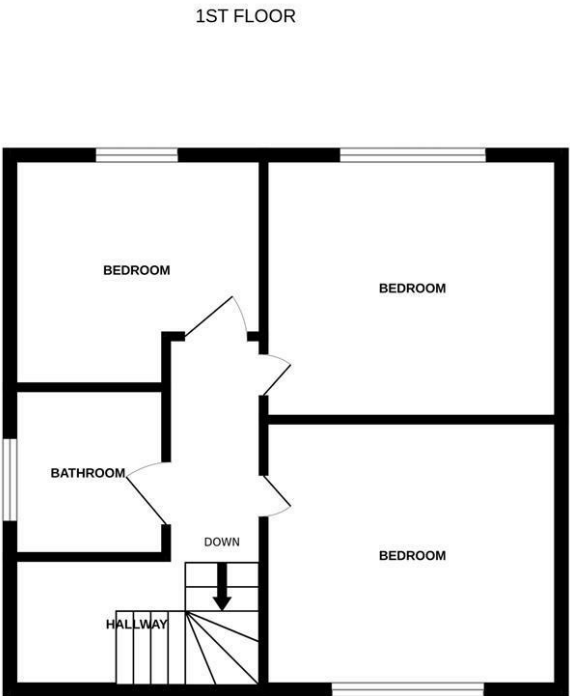
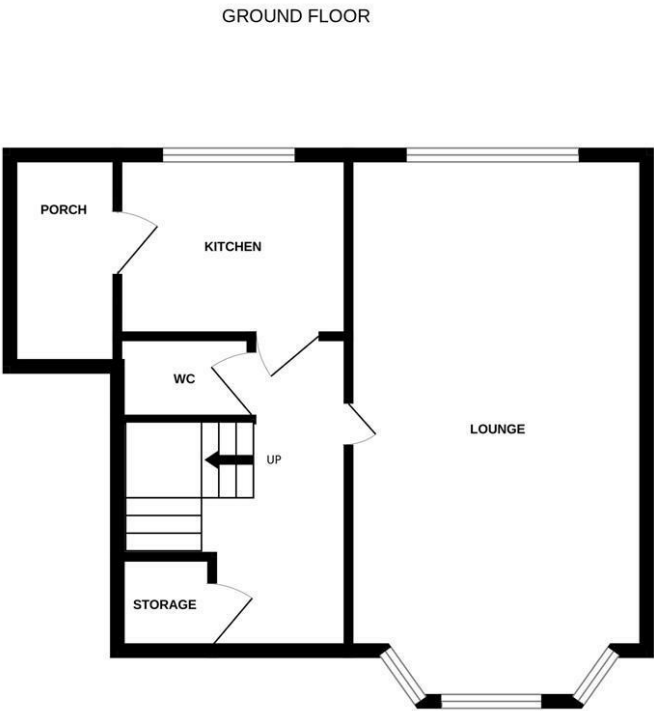
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3 BED SEMI

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	68	
(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