

BELVOIR!

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

Tingleton Gardens, Bournemouth, BH9 3QT



Asking Price £360,000

Call: 01202 430 108

belvoir.co.uk

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EXTENDED END TERRACED HOUSE | THREE BEDROOMS | LARGE OPEN PLAN LIVING/DINING ROOM | FITTED KITCHEN | CONSERVATORY | STUDY | TWO BATHROOMS | OFF ROAD PARKING | LARGE DETACHED SUMMER HOUSE | LOW MAINTENANCE GARDEN

DOUBLE GLAZED * GAS HEATING VIA RADIATORS * POPULAR FAMILY LOCATION * LOCATED CLOSE TO SCHOOLS * LOCATED NEAR TO LOCAL AMENITIES

The entrance door opens into an enclosed porch with a further door opening into the hall with stairs to first floor and open plan access to the living area.

The living room has bi-fold doors to the conservatory and open plan access to the dining room with French doors to the rear garden and a further door leading to the study.

The kitchen has a matching range of wall and floor mounted cupboard units with roll edge work tops and tiled surrounds.

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

Bedroom one has an ensuite shower room and large wardrobe with sliding doors.

There is off road parking to the front.

The rear garden is totally designed for low maintenance and accommodates a larger than average summer house.

Council tax band C

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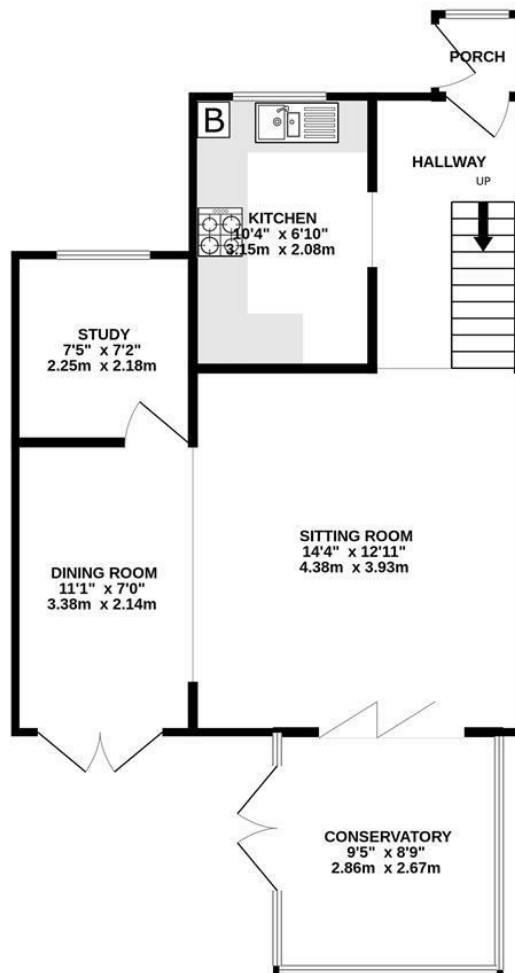


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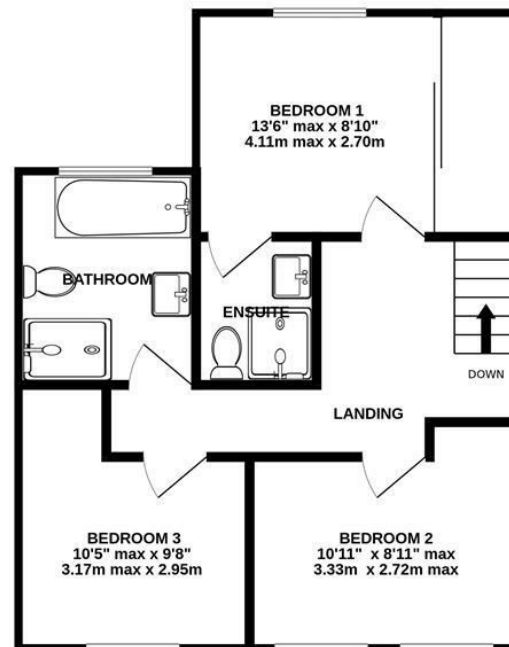
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GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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		88
(81-91) B		
(69-80) C	70	
(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 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		