

BELVOIR!

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

Townsville Road, Bournemouth, BH9 3HL



Asking Price £400,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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A CHARMING DETACHED BUNGALOW | EXCELLENT RESIDENTIAL ROAD | TWO DOUBLE SIZED BEDROOMS | EXTENDED THROUGH LIVING/DINING ROOM | FITTED KITCHEN | SHOWER ROOM | FRONT GARDEN WITH OFF ROAD PARKING | LOVELY REAR GARDEN

GAS HEATING VIA RADIATORS * DOUBLE GLAZING * CASTLE POINT NEARBY * EXCELLENT LOCAL BUS SERVICES

There is a covered storm porch with front entrance door opening into the hallway which is 'L' shaped and has doors to all principal rooms.

The living/dining room has been extended with a large rear aspect window overlooking the rear garden and a feature fireplace.

The kitchen is also accessed from the dining room as well as the hall and comprises a matching range of white wall and floor mounted cupboard units with roll edge work tops. Integrated hob with extractor over, double oven, fridge, freezer and dish washer. 'Glow-worm' gas boiler serving the heating and domestic hot water.

The two bedrooms are both doubles in size and have front aspect bay windows.

The shower room is of a good size and comprises a wash hand basin with cupboard under, concealed cistern WC and a good sized shower cubicle with integrated shower. Heated towel ladder. Extractor fan. Dual side aspect windows. Shaver point.

The front garden has a walled front boundary and off road parking for two cars. Gated side access leads to the rear garden.

The rear garden has been landscaped with a full range of flower and shrub life. There is a covered and paved pergola abutting part of the rear elevation. The main garden area is laid to lawn. Garden shed.

Council Tax Band D

BELVOIR!

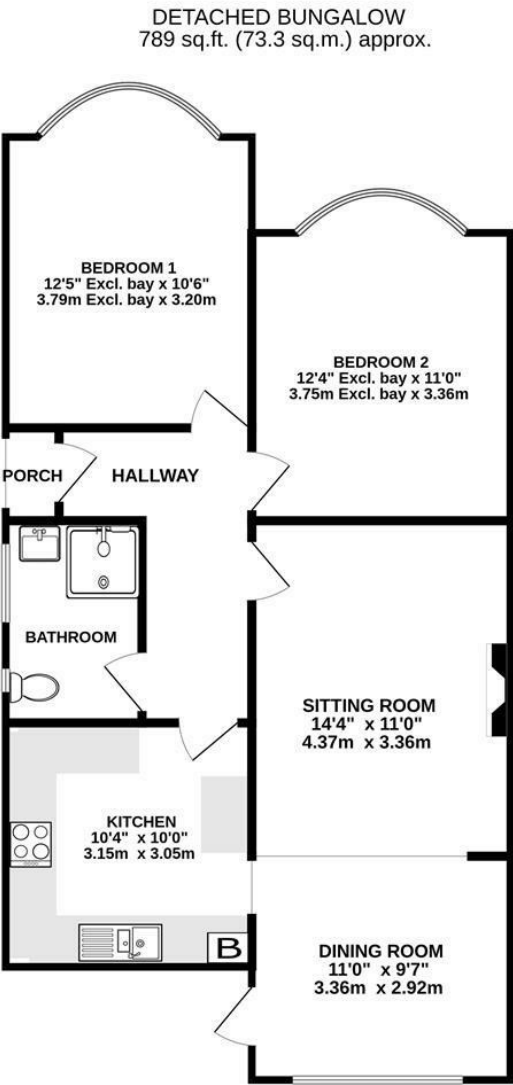
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TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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	70	77
(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