

BELVOIR!

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

Castle Lane West, Bournemouth, BH9 3LG



Offers In Excess Of £375,000 Freehold

Call: 01202 430 108

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OFFERED FOR SALE WITH NO FORWARD CHAIN | LARGE DETACHED BUNGALOW | THREE DOUBLE BEDROOMS | LIVING ROOM | FITTED KITCHEN | BATHROOM | SEPARATE WC | LARGE HALLWAY | OFF ROAD PARKING | GARAGE

GAS HEATING VIA RADIATORS * DOUBLE GLAZED * LOCATED CLOSE TO BUS STOPS * CASTLE POINT NEARBY

There is an enclosed entrance porch with a further door opening into a good sized hallway which has doors to all principal rooms.

There is a good sized living room to the rear with large rear aspect windows and door leading out to the rear garden.

The kitchen has dual aspect windows and a matching range of wall and floor cupboard units and contrasting work tops with tiled surrounds. Single drainer sink. Electric cooker. Space and plumbing for additional appliances. Cupboard housing a gas combination boiler serving the heating and domestic hot water.

There are two bedrooms with front aspect bay windows and third bedroom with a side aspect window.

The bathroom is fully tiled with a white suite comprising pedestal wash hand basin and a panelled bath with shower mixer taps and a folding shower side screen. Side aspect window.

The WC is separate with a wall-mounted wash hand basin and close coupled WC. Side aspect window.

The front garden has a walled front boundary with wrought iron double gates with further double gates leading through to the back garden.

The rear garden has a paved terrace abutting part of the rear elevation. The garden is laid as a combination lawns, shingle and tarmac with double gated vehicular access.

There is a garage with double garage door which is accessed via a shared drive leading off from Charnwood Avenue.

Council Tax Band C

Agents note: Planning granted for alterations and formation of an additional storey to form a dwelling house. Application reference 7-2023-28423-B

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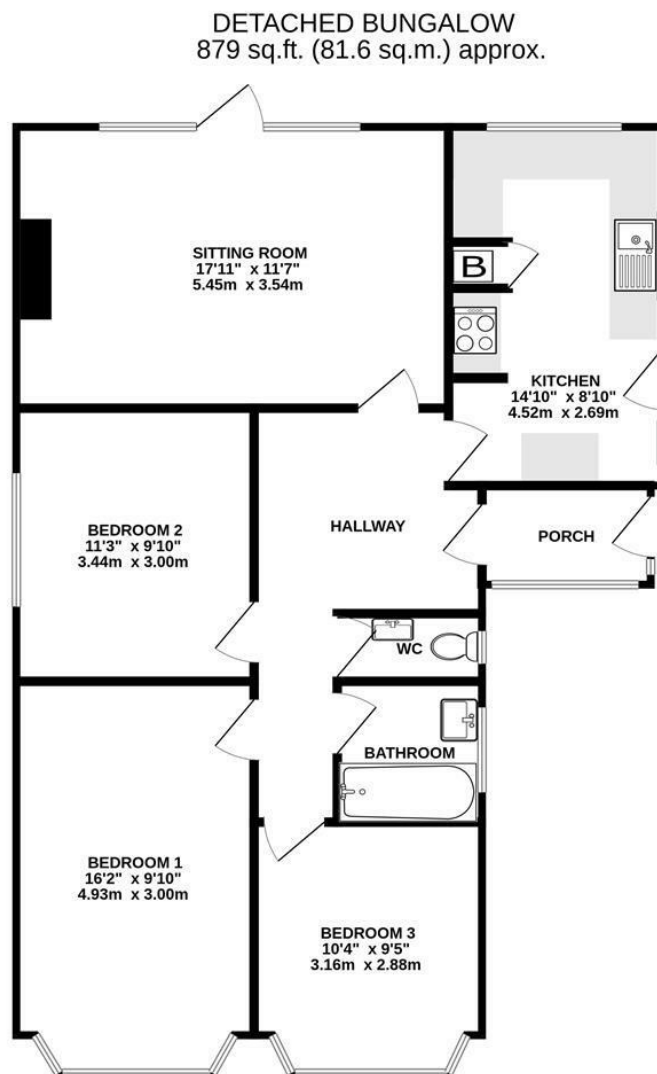
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TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

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		84
(69-80) C	69	
(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		