

BELVOIR!

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

Setley Gardens, Bournemouth, Dorset BH8 0HQ



Offers Over £270,000 Freehold

Call: 01202 430 108

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Beautifully presented three bedroom terraced house with garden and garage.



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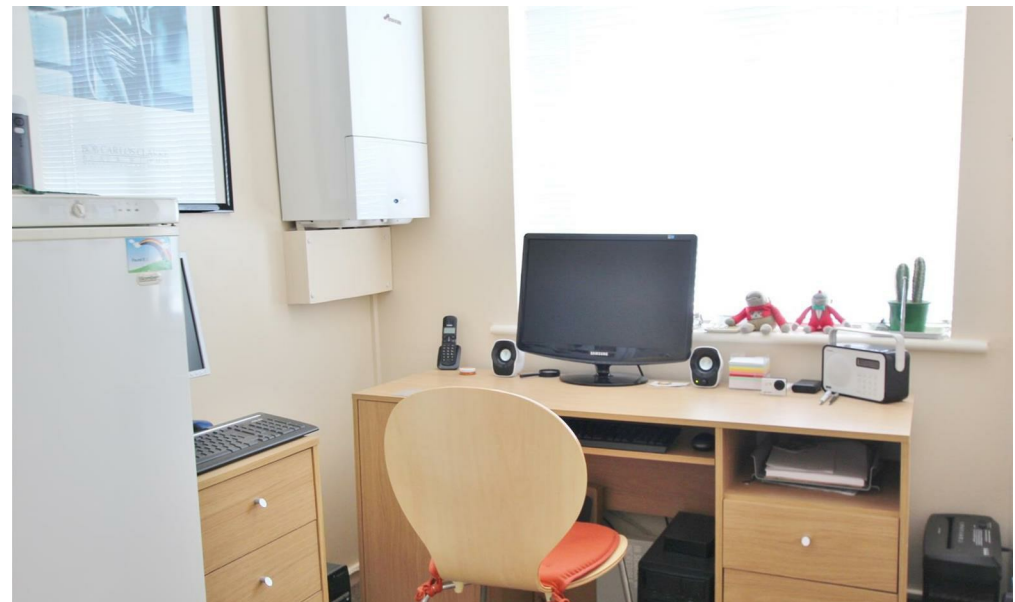
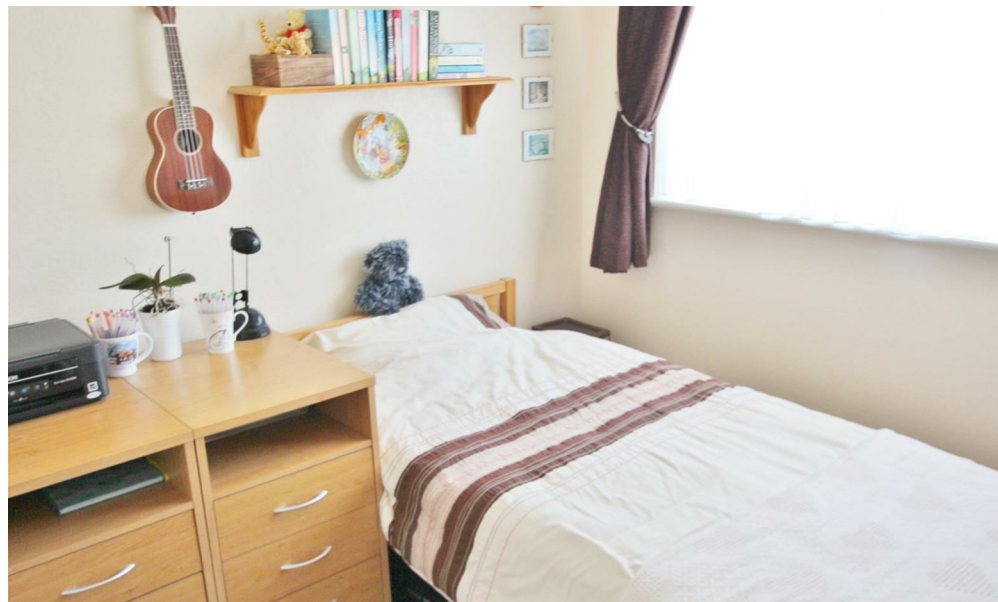
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Very well presented three bedroom home located in the popular location of Setley Gardens. This property offers light and spacious accommodation throughout with the added benefit of having a garage. You enter the property via the porch that leads to the lounge dining area of the house, towards the rear there is a kitchen with direct access to the garden. Upstairs the property has two double bedrooms with built in wardrobes, a further single bedroom and the family bathroom. Outside there is a mature, low maintenance garden consisting of flower beds and a couple of decked seating areas to enjoy the sun. This home has the added benefit of a boiler that was installed just four years ago and also has the full service history. You really need to view this house to appreciate all it has to offer.

The Property is located in the sought after BH8, Throop location, within close vicinity of Castle lane west and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from castle point shopping center and the Wessex way in and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools; both grammar and public.

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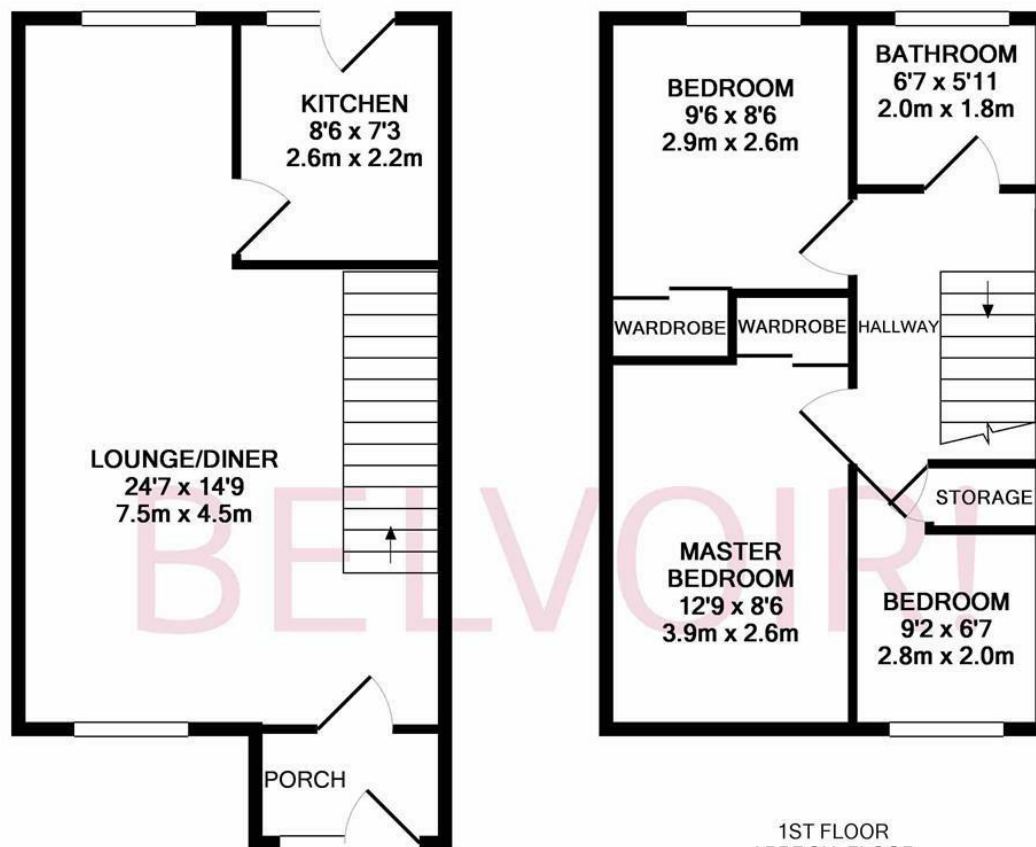
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1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 | | 91 |
| (81-91) B | 77 | |
| (69-80) C | | |
| (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 | | 91 |
| (81-91) B | 78 | |
| (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 |