

# BELVOIR!

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

Colemore Road, Southbourne, Bournemouth, BH7 6RZ



Asking Price £550,000 Freehold

Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)

# BELVOIR!

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



Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)

FOR SALE WITH NO FORWARD CHAIN | THREE YEAR OLD DETACHED HOUSE | THREE DOUBLE SIZED BEDROOMS | LARGE TRIPLE ASPECT LIVING ROOM | FITTED KITCHEN/BREAKFAST ROOM | GROUND FLOOR SHOWER ROOM | FIRST FLOOR BATHROOM | FORECOURT PARKING | LOW MAINTENANCE GARDEN

COLMORE ROAD LEADS FROM HOLDENHURST AVENUE \* DOUBLE GLAZED THROUGHOUT \* GAS HEATING VIA RADIATORS \* EXCELLENT RESIDENTIAL LOCATION

A covered storm canopy opens into the hallway with full twist stairs to the first floor. Double doors from here open into the living room which is bright and airy with French doors and large matching side screens opening out to the rear garden.

The dual aspect kitchen has a matching range of wall and floor mounted cupboard units incorporating a 1.5 bowl sink unit with roll edge work tops and tiled surrounds. Peninsular breakfast bar. Range of integrated appliances to include electric hob with extractor hood over, electric fan-assisted oven, microwave/grill, washing machine, dishwasher, fridge, freezer and bottle chiller. Cupboard housing a gas combination boiler. Tiled floor. Inset down lighters.

Part tiled well-appointed shower room comprising floating wash hand basin with drawer under, close coupled WC and shower cubicle with integrated rain/body showers. Front aspect window. Tiled floor. Heated towel ladder.

First floor landing with three double sized bedrooms and family bathroom.

The bathroom is part tiled comprising a floating wash hand basin with drawer under, close coupled WC and panelled bath with shower side screen and shower. Tiled floor. Heated towel ladder. Front aspect window.

Enclosed front garden with gated access to forecourt parking and gated side access to the enclosed rear garden.

The rear garden has a large patio area abutting the rear elevation. The main garden area is laid to astro-turf.

Council tax band D

# BELVOIR!

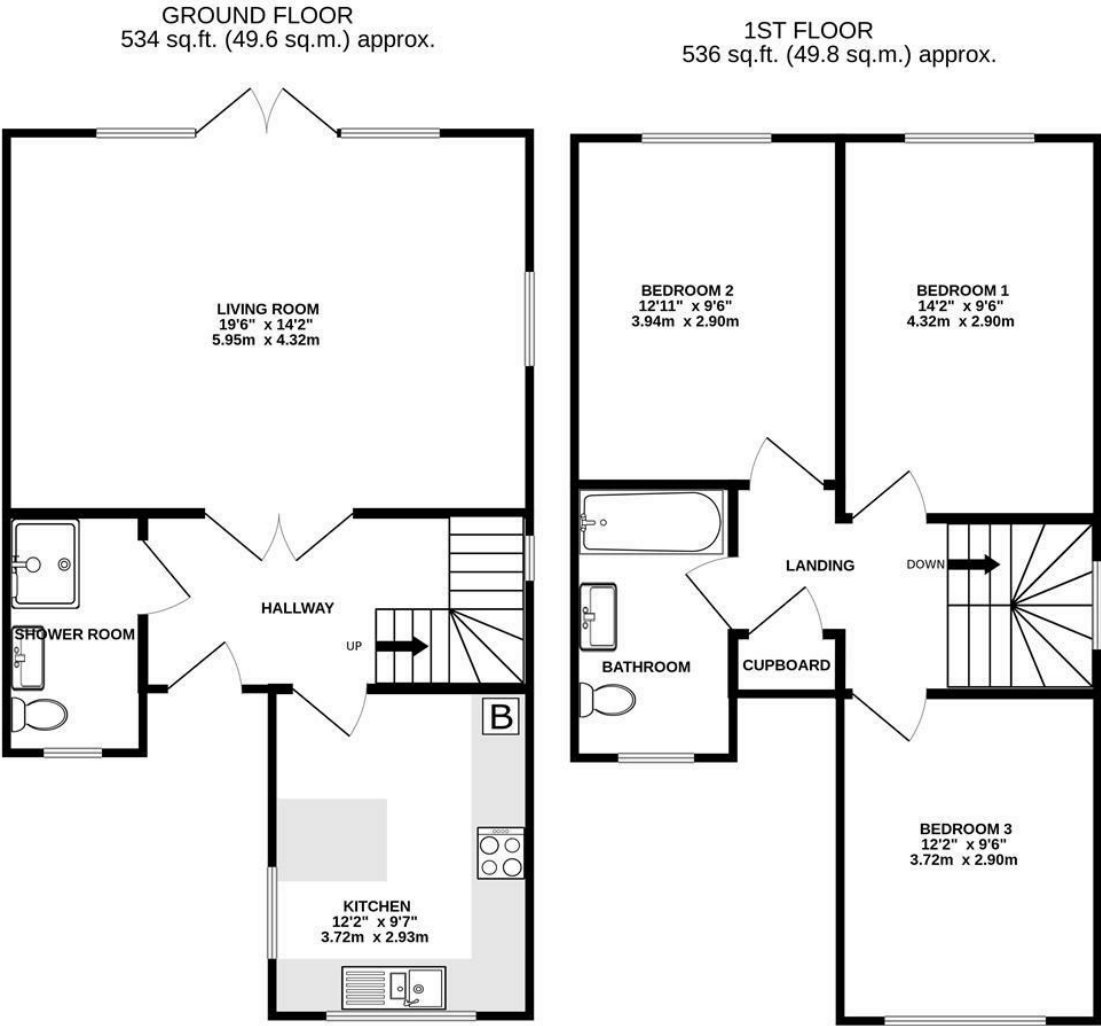
Belvoir Bournemouth  
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU



Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)





TOTAL FLOOR AREA : 1069 sq.ft. (99.4 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.  
Made with Metropix ©2024

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              | <b>93</b> | <b>93</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|                                                                 | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |