

# BELVOIR!

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

Edifred Road, Muscliffe, Bournemouth, BH9 3PD



Asking Price £399,999 Freehold

Call: 01202 430 108

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

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DETACHED CHALET BUNGALOW | WELL-PRESENTED | EXCELLENT RESIDENTIAL ROAD | THREE BEDROOMS | TWO RECEPTION ROOMS | STUDY | FITTED KITCHEN | FULLY TILED SHOWER ROOM | CLOAKROOM | DETACHED GARAGE | FLAT GARDEN

DOUBLE GLAZING \* GAS HEATING VIA RADIATORS \* FEATURE LOG BURNER

Enclosed entrance porch with a further door opening into the hall, linen cupboard and a separate door opening out to the side drive.

The living room has dual side aspect windows and sliding doors leading out to the rear garden. Feature log burner.

The dining room (currently used as an office) has a side aspect window and quarter twist stairs to the first floor.

First floor study (currently used as a bedroom). Front aspect velux window.

The kitchen has a matching range of soft close wall and floor mounted cupboard units with contrasting roll edge work tops and tiled surrounds. Integrated ceramic hob with extractor over and built-in electric oven. Space for other appliances. 'Worcester' gas combination boiler serving the heating and domestic hot water.

There are two ground floor bedrooms. (one currently used as a dining room)

The shower room is fully tiled with a white suite comprising pedestal wash hand basin, close coupled WC and large walk-in shower cubicle with integrated shower. Extractor fan. Dual side aspect windows. Heated towel ladder.

There is a small first floor landing and cloakroom comprising wall-mounted wash hand basin and close coupled WC.

Bedroom three has dual aspect velux windows and a door to a large loft storage area which is insulated, part boarded and has a light.

Low maintenance with gated and limited width side driveway leading to a detached 18ft1 x 8ft1 garage.

The rear garden is fully enclosed with a large paved area abutting the full width of the rear elevation. There is a large covered pergola to the rear of the garage  
The main garden area is laid to lawn. Green house.

Council tax band D

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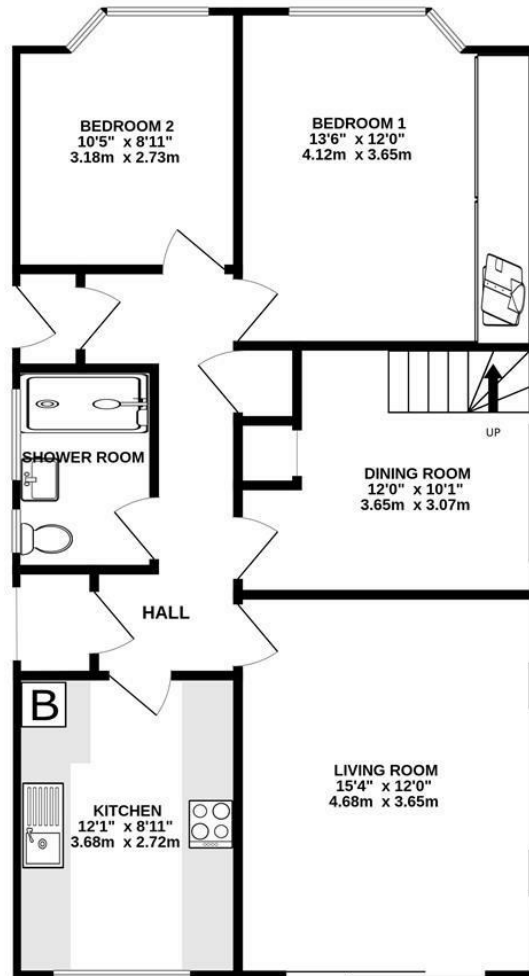


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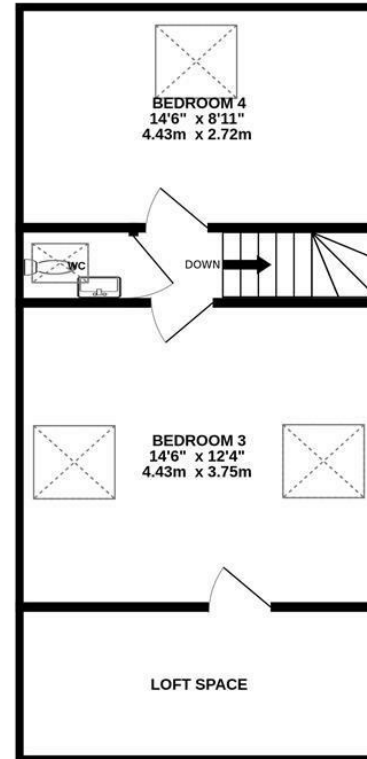
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GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 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) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  | 73      | 79                      |
| (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 |