BELVOIR!

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

Thorncombe Close, Muscliffe,Bournemouth, BH9 3QL



Offers In Excess Of £275,000 Freehold







TWO BEDROOM SEMI-DETACHED HOUSE | NO FORWARD CHAIN | LIVING ROOM | KITCHEN/BREAKFAST ROOM | FULLY TILED BATHROOM | OFF ROAD PARKING FOR SEVERAL CARS | ENCLOSED REAR GARDEN

GAS HEATING VIA RADIATORS * DOUBLE GLAZED * LOCATED CLOSE TO EXCELLENT LOCAL AMENITIES & SCHOOLS

The front entrance door opens into a small hall with stairs to the first floor and door leading through to the living room.

The living room has a large front aspect window. Polished stone fireplace feature and door leading through to the kitchen/breakfast room.

The kitchen/breakfast room comprises a matching range of wall and floor mounted cupboard units with roll edge works tops with tiled surrounds and an inset 1.5 bowl sink unit. Gas hob with filter hood over and built-in electric double oven. Cupboard housing a ‘Glow-worm Ulimate’ gas boiler serving the heating and domestic hot water. Tiled floor. Rear aspect window. Door with matching side screen opens out to the rear garden.

The first floor landing has a side aspect window, airing cupboard housing a lagged hot water tank with fitted immersion heater and access to the loft space via a pulldown loft ladder.

Bedroom one is of a good size with dual front aspect windows. Recessed wardrobe.

Bedroom two has a rear aspect window and recessed wardrobe.

The bathroom is fully tiled with a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with a ‘Mira’ shower unit and side screen. Rear aspect window and extractor fan.

Open plan front garden with side drive providing off road parking for several cars.

Enclosed rear garden with paved area abutting the rear elevation. Mainly laid to lawn. Garden shed.

Council tax band C.





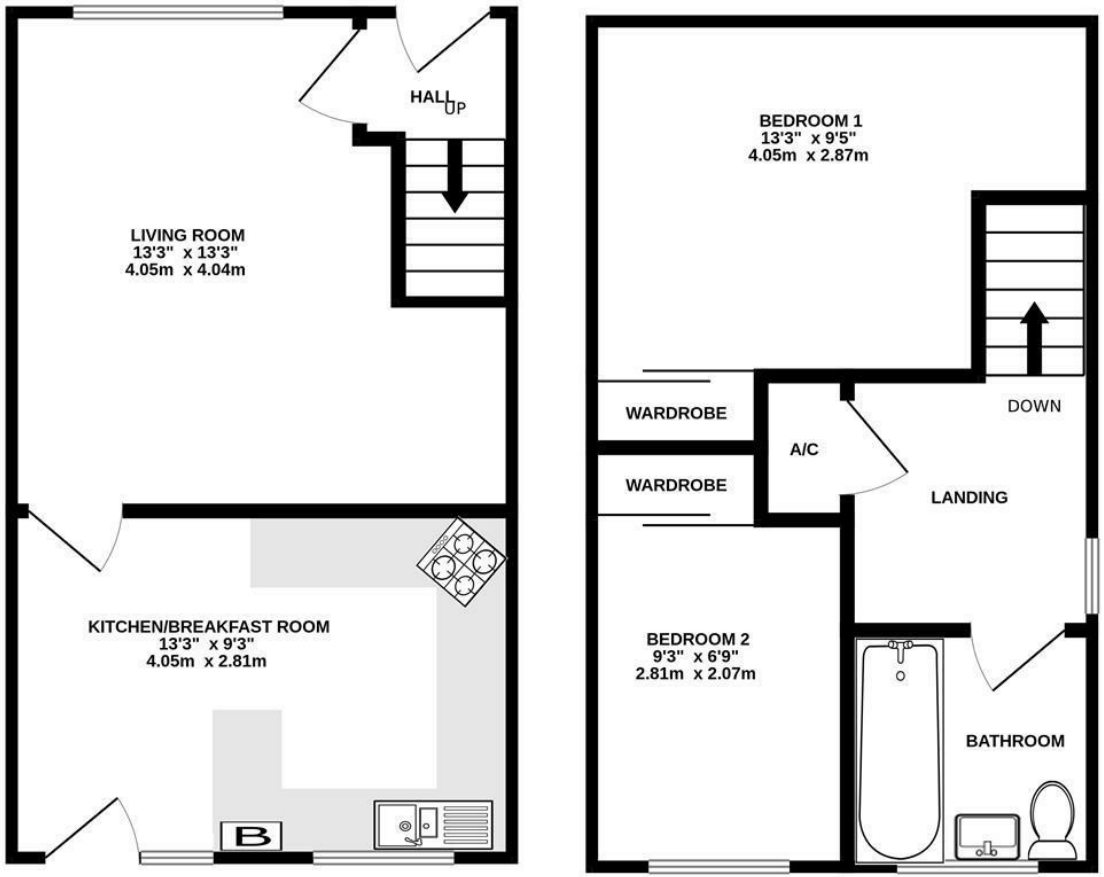






GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 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.
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