

BELVOIR!

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

Gunville Crescent, Muscliffe, Bournemouth, BH9 3QA



Guide Price £280,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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SUPERB TERRACED HOUSE | GROUND FLOOR EXTENSION | TWO DOUBLE BEDROOMS | LIVING ROOM | DINING ROOM | FITTED KITCHEN | BATHROOM | LOW MAINTENANCE GARDEN WITH SHED | GARAGE | GAS HEATING VIA RADIATORS | DOUBLE GLAZED

THERE ARE EXCELLENT LOCAL AMENITIES AND SCHOOLS NEARBY

The front entrance door opens into the hall with stairs to the first floor, door to living room and access to the kitchen.

The living room is of a good size with linking walk through access to the dining room which in turn has French doors leading out to the rear garden.

The kitchen has a matching range of soft close wall and floor mounted cupboard units with contrasting roll edge work tops with tiled surrounds and a corner mounted sink with double drainers. Integrated gas hob with filter hood over, electric oven, microwave, fridge and freezer. Plumbing for washing machine and dish washer. Cupboard housing a 'Worcester' gas combination boiler serving the heating and domestic hot water. Front aspect window.

The first floor landing has a pulldown loft ladder and doors to the two bedrooms and bathroom.

Bedroom one has a rear aspect window and fitted wardrobes.

Bedroom two has a front aspect window and built-in wardrobe.

The bathroom is part tiled with a white suite comprising wash hand basin with fitted cupboard under, adjacent concealed cistern WC and a panelled bath with integrated shower and shower side screen. Heated towel ladder. Light funnel.

There is a small front garden and an enclosed low maintenance rear garden laid mainly to paving with a combination of shrub life. Garden shed. Gated rear access to a garage.

Council tax band B

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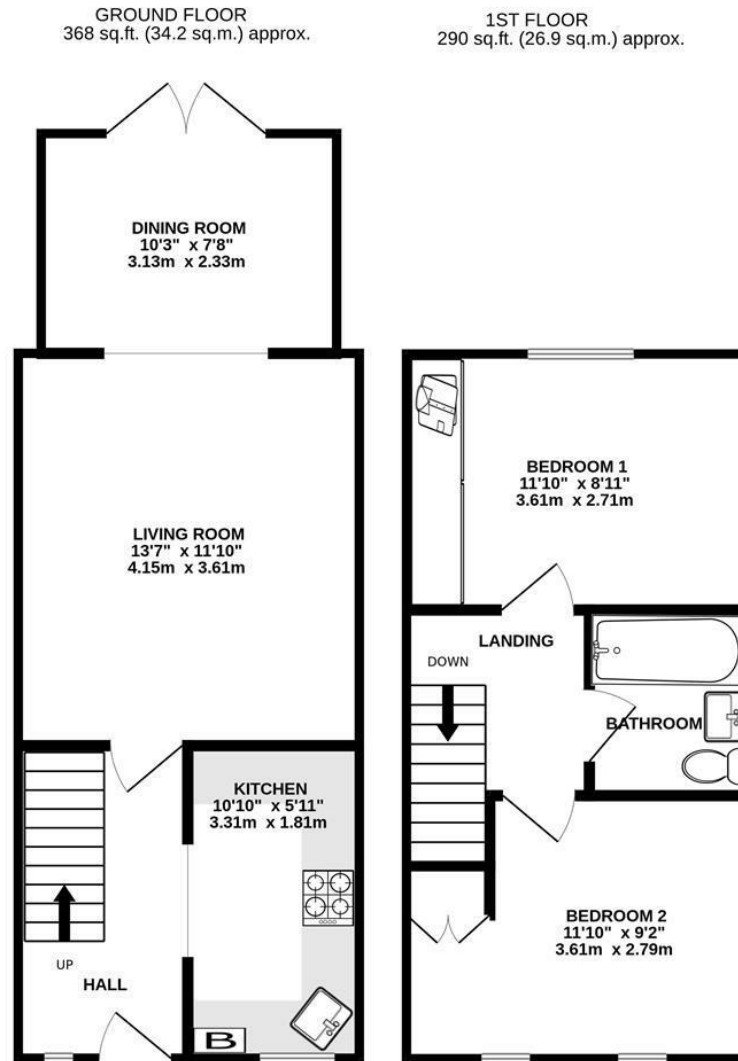
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TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.

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		89
(81-91) B		
(69-80) C	71	
(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