

# BELVOIR!

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

Moorvale Road, Moordown, Bournemouth, Dorset BH9 3BE



Offers Over £355,000 Freehold

Call: 01202 430 108

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DETACHED BUNGALOW | EXCELLENT RESIDENTIAL ROAD | TWO DOUBLE SIZED BEDROOMS | FITTED KITCHEN | INTEGRATED APPLIANCES | GARDEN ROOM | BATH/SHOWER ROOM | OFF ROAD PARKING | ENCLOSED REAR GARDEN

GAS HEATING VIA RADIATORS \* DOUBLE GLAZED THROUGHOUT \* WOOD BURNER

The side entrance door opens into an enclosed porch with a further door opening into the hall which has doors to all principal rooms. There is a pulldown loft ladder to the boarded and insulated loft with light.

The living room has a front aspect bay window, natural coved ceiling and picture rail.

The garden room has a tiled floor and access to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting work tops and tiled surrounds incorporating an inset butler sink. Integrated 5 ring gas hob with extractor hood over and electric oven under. Integrated fridge, freezer and dish washer. Cupboard housing a 'Worcester' gas combination boiler serving the heating and domestic hot water.

There are two double bedrooms, one with a front aspect bay window and the other with a wood burner and door with matching side windows leading into the garden room.

The bath/shower room is part tiled with a modern white suite comprising wash hand basin with drawers under, close coupled WC, panelled bath and separate shower cubicle. Dual side aspect windows. Heated towel ladder.

The front garden has off road parking and predominantly laid to gravel with covered side access to the rear garden.

The rear garden is fully enclosed with paving abutting the rear elevation with the rest being laid as a combination of gravel, lawn and further paving. Garden shed.

Council tax band C

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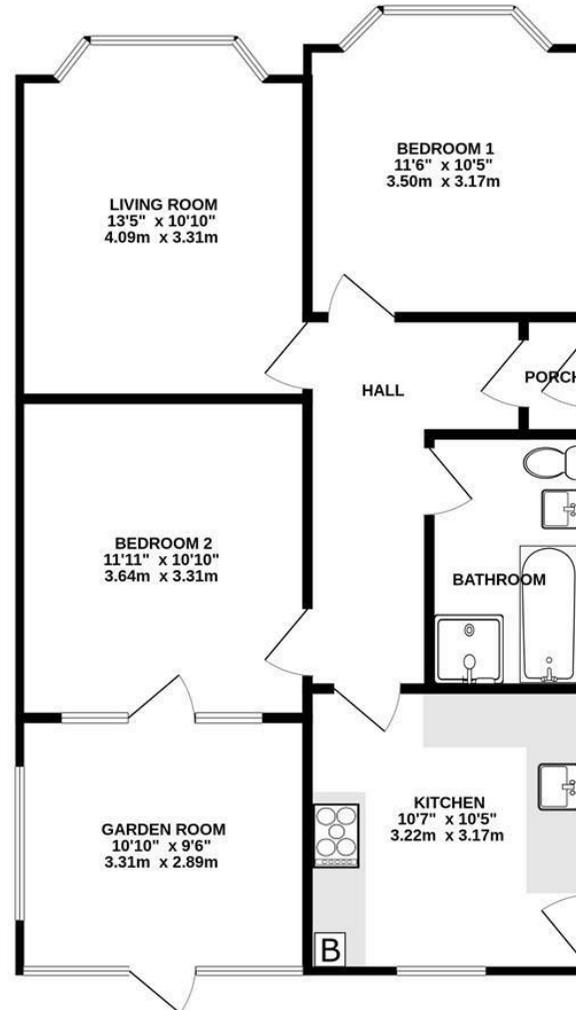


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DETACHED BUNGALOW  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 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>			
(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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	