

BELVOIR!

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

Park Lane, Bournemouth, BH10 7DG



Guide Price £400,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED CHALET STYLE RESIDENCE | WRAP AROUND PLOT | THREE BEDROOMS | TWO RECEPTION ROOMS | KITCHEN | BATHROOM | SECOND WC | GARAGE | IN NEED OF MODERNISING | MUST BE VIEWED

GAS HEATING VIA RADIATORS * PART DOUBLE GLAZED * EASY ACCESS TO ALL TRANSPORT ROUTES

The front entrance door opens into the hallway which is of a good sized with open plan stairs to the first floor and doors to all principal ground floor rooms.

The living room has a large side aspect bow window and two smaller windows to the front elevation.

The dining room is separate with a side aspect window.

The kitchen has dual aspect windows to both side and rear elevations. It has a matching range of wall and floor mounted cupboard units with roll top work surfaces and some tiled splash-backs. 1.5 bowl sink unit. Gas hob with extractor over and electric oven under. Space for other kitchen appliances. Wall-mounted gas boiler serving the heating and domestic hot water.

The remainder of the ground-floor comprises a double bedroom, bathroom and second WC.

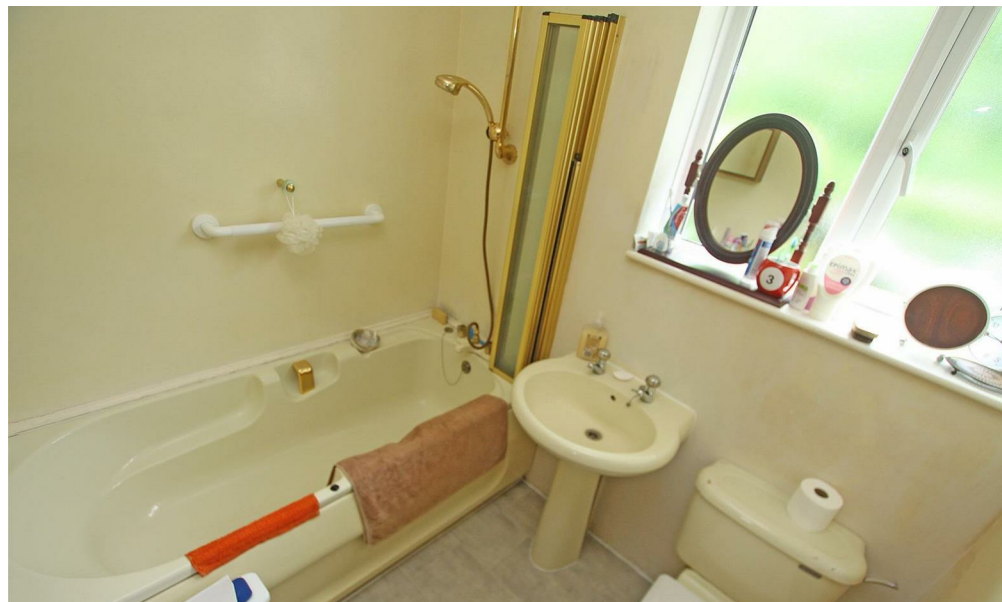
There is a small first floor landing with doors to a further two bedrooms.

The property benefits from a decent sized wrap around plot with a good amount of off road parking to the front as well as an old overgrown driveway leading round the rear where there is a garage. Immediately to the rear is a large paved terraced area with steps down the main lower garden which is laid to lawn with a selection of shrub life and fruit trees.

Council tax band D

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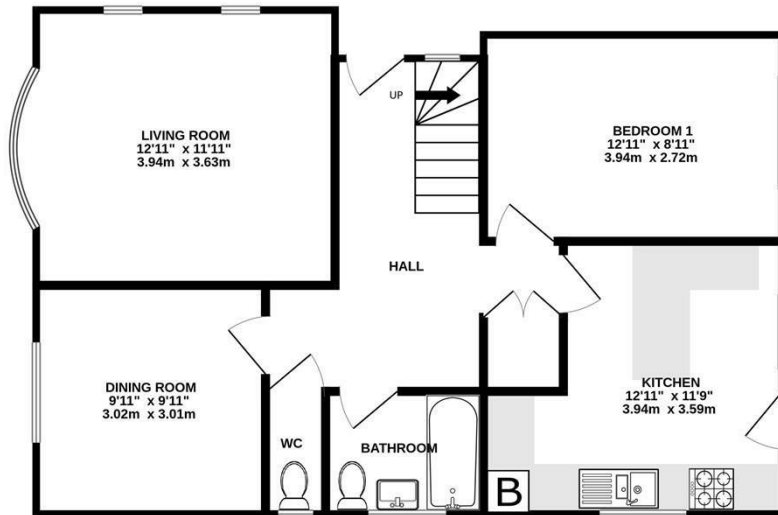


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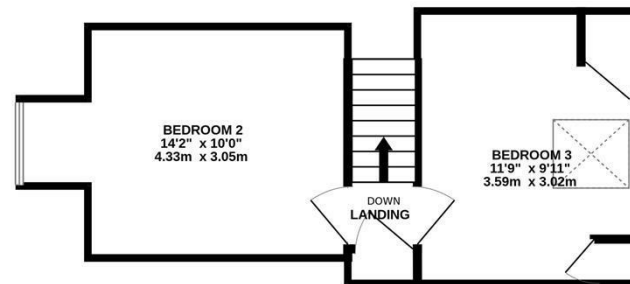
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GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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		
(81-91) B		
(69-80) C		
(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