

# BELVOIR!

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

Castle Lane West, Bournemouth, BH9 3LH



Asking Price £364,950 Freehold

Call: 01202 430 108

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



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FOR SALE WITH NO FORWARD CHAIN | DETACHED BUNGALOW | THREE DOUBLE SIZED BEDROOMS | LIVING ROOM | LARGE FITTED KITCHEN | LARGE BATHROOM | OFF ROAD PARKING | DETACHED GARAGE | ATTRACTIVE REAR GARDEN

DOUBLE GLAZED \* GAS HEATING VIA RADIATORS \* EASY ACCESS TO BUS ROUTES \* CASTLE POINT IS NEARBY

A covered storm porch with entrance door opens into a good sized hallway with doors to all principal rooms.

The living room has a double doors with matching side screens opening out to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge worktops with tiled surrounds. Integrated gas hob with extractor over and oven under. Integrated dish washer. Space for various appliances. Rear aspect window. Side door.

There are three double sized bedrooms.

The bathroom is part tiled to all walls and to the floor. White suite comprising wash hand basin with cabinet under, close coupled WC and panelled bath with shower hose mixer taps and shower side screen. Heated towel ladder. Side aspect windows.

The frontage is laid to hardstanding for a couple of cars. Gated side access to the rear.

The rear garden is of good size with lawned area and further area laid to paving with water feature. Mature range of flowers and shrubs.

There is a detached garage with limited width access.

Council tax band D



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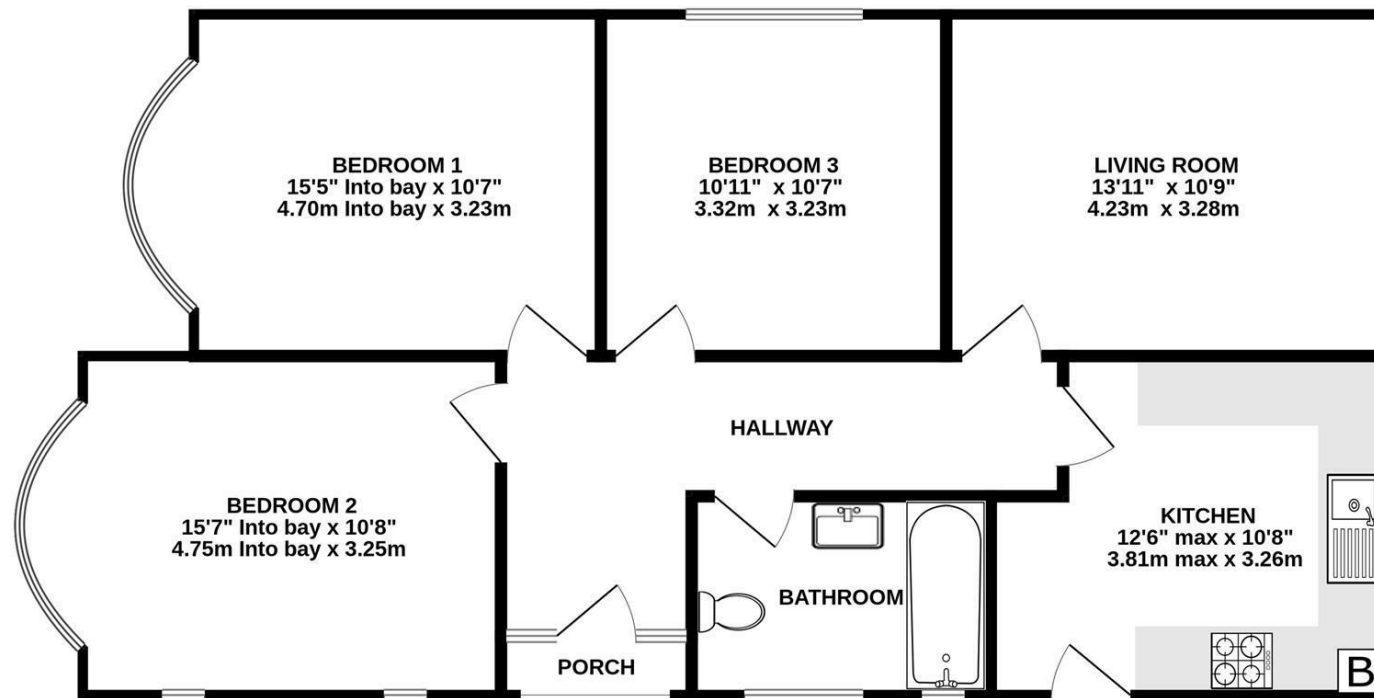
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## DETACHED BUNGALOW 867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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		76
(55-68) D	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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