

# BELVOIR!

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

Holdenhurst Village Road, Bournemouth, BH8 0EE



Guide Price £725,000 Freehold

Call: 01202 430 108

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

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NO FORWARD CHAIN | SPACIOUS FIVE BEDROOMED DETACHED HOUSE BUILT IN 2000 | HOLDENHURST VILLAGE WHICH IS A RURAL LOCATION WITH EASY ACCESS TO THE A338 | SEPARATE LIVING ROOM | SPACIOUS OPEN PLAN FAMILY/DINING/KITCHEN ROOM | THREE BATHROOMS | EXTENSIVE OFF ROAD PARKING | DOUBLE WIDTH CARPORT

HOLDENHURST VILLAGE ONLY HAS 24 PROPERTIES IN TOTAL, 12 PRIVATELY OWNED AND 12 BELONGING TO THE COOPER DEAN ESTATE. THE VILLAGE ENJOYS A FANTASTIC TRADITIONAL ATMOSPHERE AND SPIRIT.

Agents note: This property has been competitively priced for a quick no nonsense sale.

The front entrance door opens into a good sized hallway with doors to all the principal rooms.

There is separate irregular shaped living room with dual aspect windows, fireplace feature and door to the garden.

There is substantial open plan living/dining/kitchen room with dual aspect and French doors opening out to the garden. There is an extensive range of matching wall and floor mounted units and island unit with a range of integrated appliances.

There is an adjacent utility room with access to the rear garden. Ideal if you have a dog when you come back from a long country walk.

Other rooms on the ground floor comprise three double sized bedrooms, shower room and cloakroom.

On the first floor, there are a further two large double bedrooms, both with ensuite bathrooms.

There is a large shingled frontage with access to a double width carport and excellent off road parking for numerous vehicles.

The main garden area has been landscaped for alfresco entertaining and living to include a large Zulu style open hut. As the picture illustrates, there is more garden across the back which will need cultivating and client will erect a wall to close it all off properly.

Council tax band G

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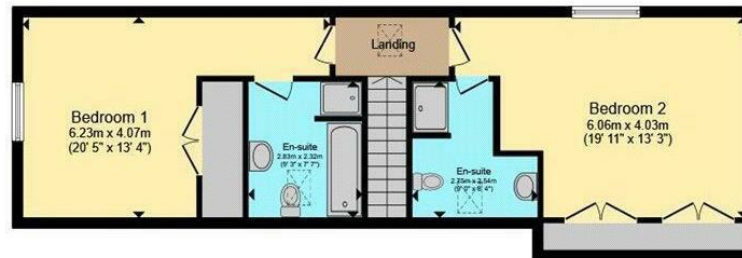
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Ground Floor



First Floor

| 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              |         |           |