

BELVOIR!

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

Craigmoor Avenue, Bournemouth, BH8 9LS



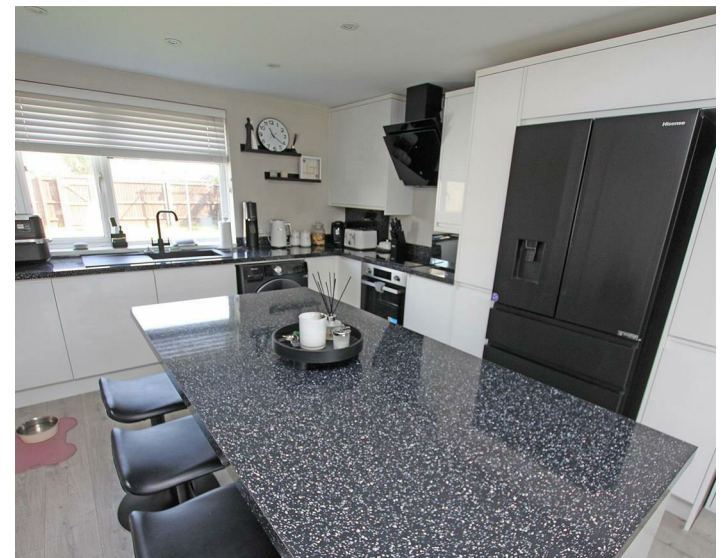
Asking Price £325,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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FOR SALE WITH NO FORWARD CHAIN | RE-MODELLED END TERRACED HOUSE | THREE BEDROOMS | OPEN PLAN LIVING AND KITCHEN ROOM | DOWNSTAIRS CLOAKROOM | LUXURY BATH/SHOWER ROOM | DETACHED GARAGE & PARKING | GOOD SIZED GARDEN | OUTBUILDINGS

DOUBLE GLAZING * GAS HEATING VIA RADIATORS * LOCATED CLOSE TO CASTLE POINT * LOCATED CLOSE TO LOCAL SCHOOLS

The front entrance door opens into an enclosed porch with a further door opening into a good sized hallway with stairs to the first floor and door to rear garden.

Downstairs cloakroom with a modern white suite comprising a wall-mounted wash hand basin and close coupled WC. Rear aspect window.

There is a bright dual aspect open plan living and kitchen room comprising quality fitted wall and floor mounted cupboard units with contrasting work tops incorporating an induction hob with filter hood over and electric oven under. Integrated dishwasher. Space and plumbing for washing machine and American style fridge/freezer. Cupboard housing a 'Glow-worm' gas boiler.

First floor landing.

There are two double bedrooms and a good sized single bedroom.

The bath/shower room is fully tiled with a rear aspect window. Modern white suite comprising wash hand basin with cupboard under, adjacent concealed cistern WC, free-standing bath and a large walk-in shower cubicle. Heated towel ladder.

The front garden is of a good size. The rear garden is fully enclosed and again of a good size being mainly laid to lawn with a good sized outbuilding.

There is a detached garage and parking accessed to the rear.

Council tax band B

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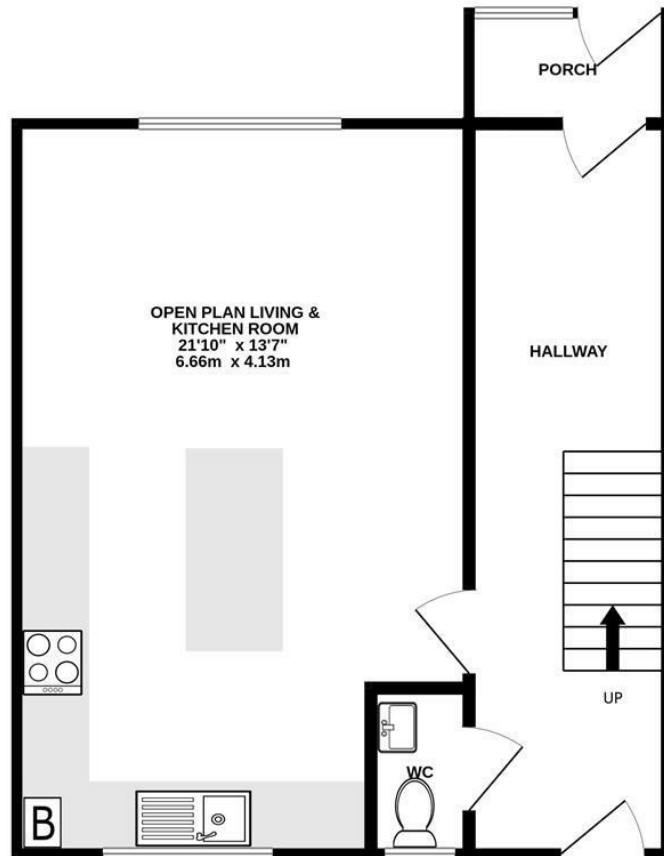


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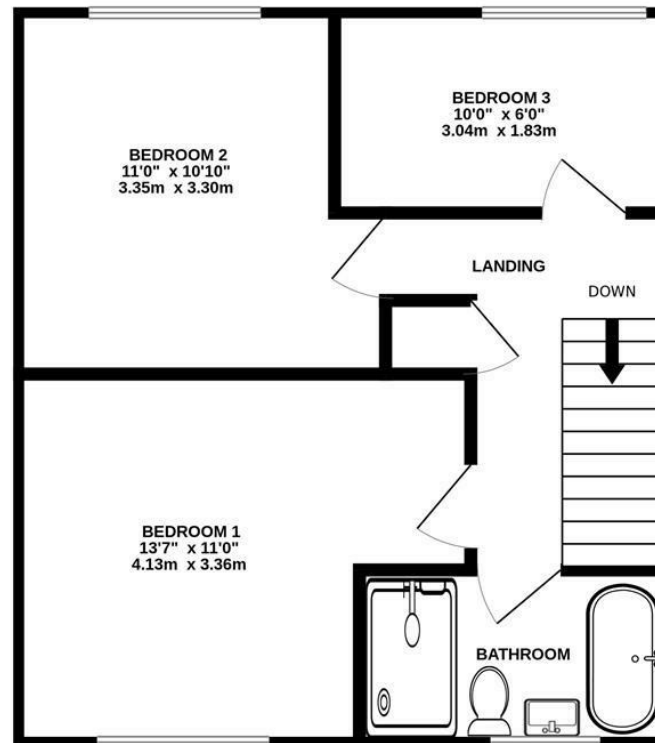
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GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 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) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (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 | |