

BELVOIR!

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

Kinson Road, Bournemouth, BH10 5HA



Asking Price £360,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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NO FORWARD CHAIN | DETACHED BUNGALOW | WELL-PRESENTED THROUGHOUT | THREE DOUBLE BEDROOMS | SITTING ROOM | FITTED KITCHEN/BREAKFAST ROOM | SHOWER ROOM | DETACHED GARAGE | CARPORT | ADDITIONAL FORECOURT PARKING

ENCLOSED REAR GARDEN * LARGE GREENHOUSE * DETACHED 10'2 x 6'2 SHED * GAS HEATING VIA RADIATORS * DOUBLE GLAZED * CLOSE TO BUS STOPS

There is an enclosed porch with a further door opening into the hall.

The sitting room has a side aspect window and semi open plan access to the kitchen/breakfast room.

The kitchen/breakfast room has a matching range of units with contrasting work tops and peninsular bar. Range of integrated appliances to include a 5 ring gas hob with filter hood over, oven, microwave and dishwasher. Water softener. 'Worcester' gas combination boiler. French doors to rear garden.

There are three double sized bedrooms.

The shower room is fully tiled with a white suite comprising wash hand basin, close coupled WC and a large shower cubicle with rain and body showers as well as a body spray feature. Heated towel ladder. Side aspect window.

The frontage has forecourt parking for one car. A long gravelled driveway leads to the rear where there is a detached garage with electric garage door and an adjacent carport.

The rear garden is fully enclosed with gated side access as well as a further gate to the rear accessing the garage and carport. There is a large greenhouse and garden shed.

Council tax band C

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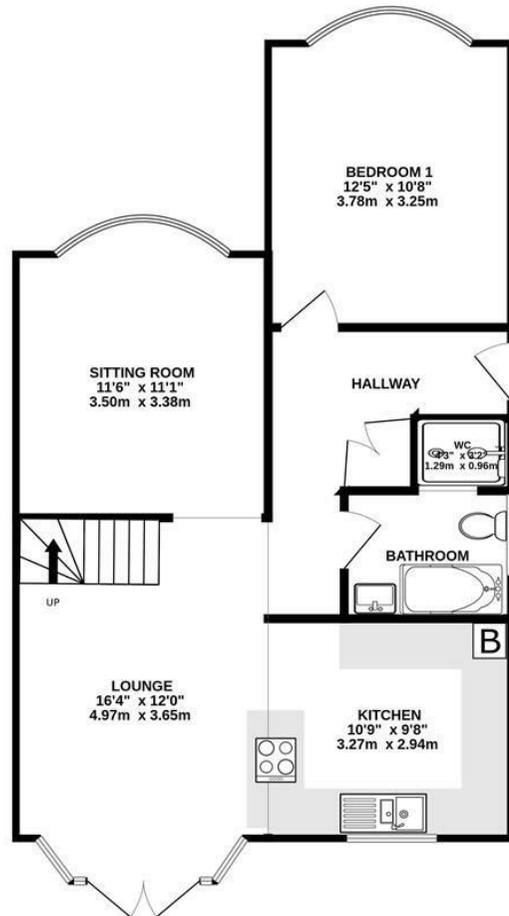


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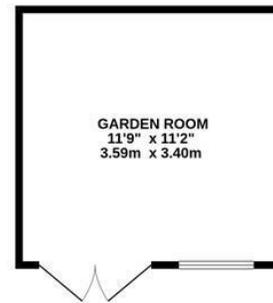
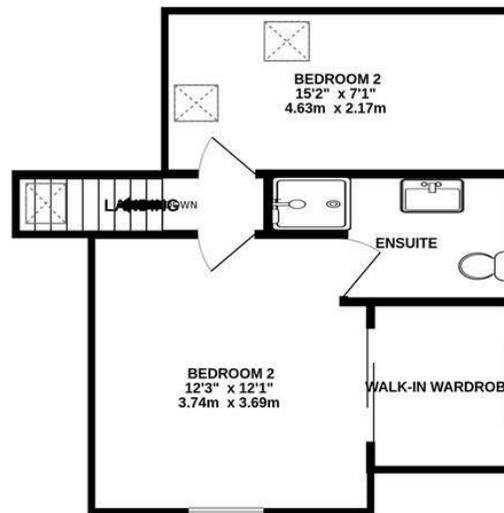
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GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



MOORVALE ROAD

TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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		84
(69-80) C	69	
(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	