

BELVOIR!

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

Shelbourne Road, Charminster, Bournemouth, BH8 8RA



Guide Price £390,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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FOR SALE WITH NO FORWARD CHAIN | LARGE DETACHED HOUSE | THREE DOUBLE BEDROOMS | TWO SEPARATE RECEPTION ROOMS | FITTED KITCHEN | FAMILY BATHROOM | GOOD SIZED REAR GARDEN

GAS HEATING VIA RADIATORS * DOUBLE GLAZED

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

The front aspect reception room features a large bay window and is currently arranged as the main living room.

To the rear, the extended reception space sits adjacent to the kitchen and is ideally suited as a dining/family area.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops and space for kitchen appliances. French doors open out to the rear garden. The first floor landing is of good size with a side aspect window.

Bedroom one is larger than average in size with a front aspect bay window which is further complimented by a second front aspect window.

Bedrooms two and three are both double in size.

The bathroom has a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath. Side aspect window.

The frontage is laid to gravel and offers potential off road parking.

The rear garden is of a good size and fully enclosed. There is a gravelled area abutting the rear elevation with the remainder being laid to lawn with a further area to the rear laid to gravel.

- Outside tap serving both front and rear garden.
- Loft insulation upgraded to approximately 300mm.
- New kitchen flooring and extractor fan.
- Proximity and practical access to:

A338

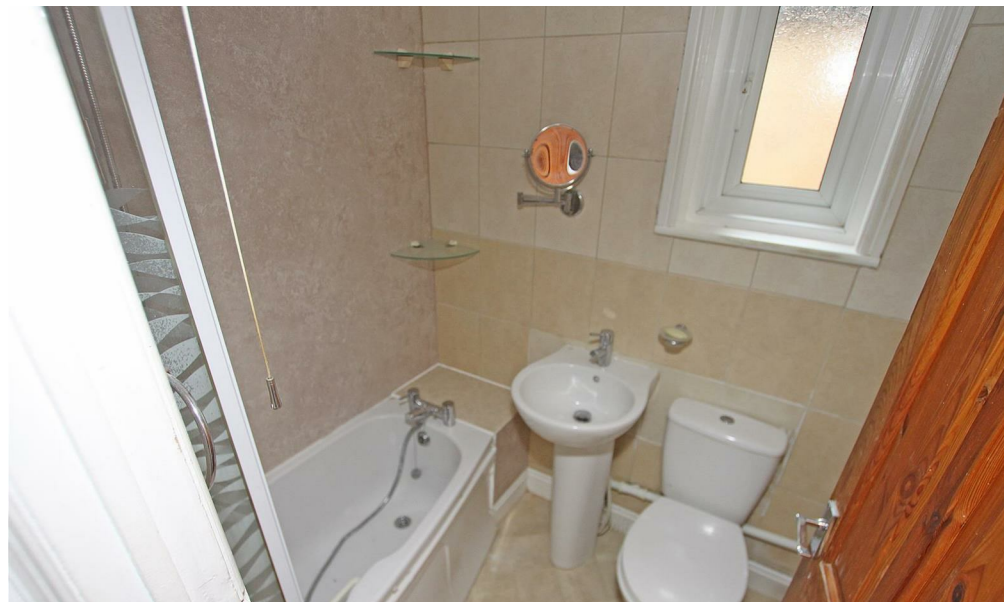
Charminster

Bournemouth Town Centre

Council tax band D

BELVOIR!

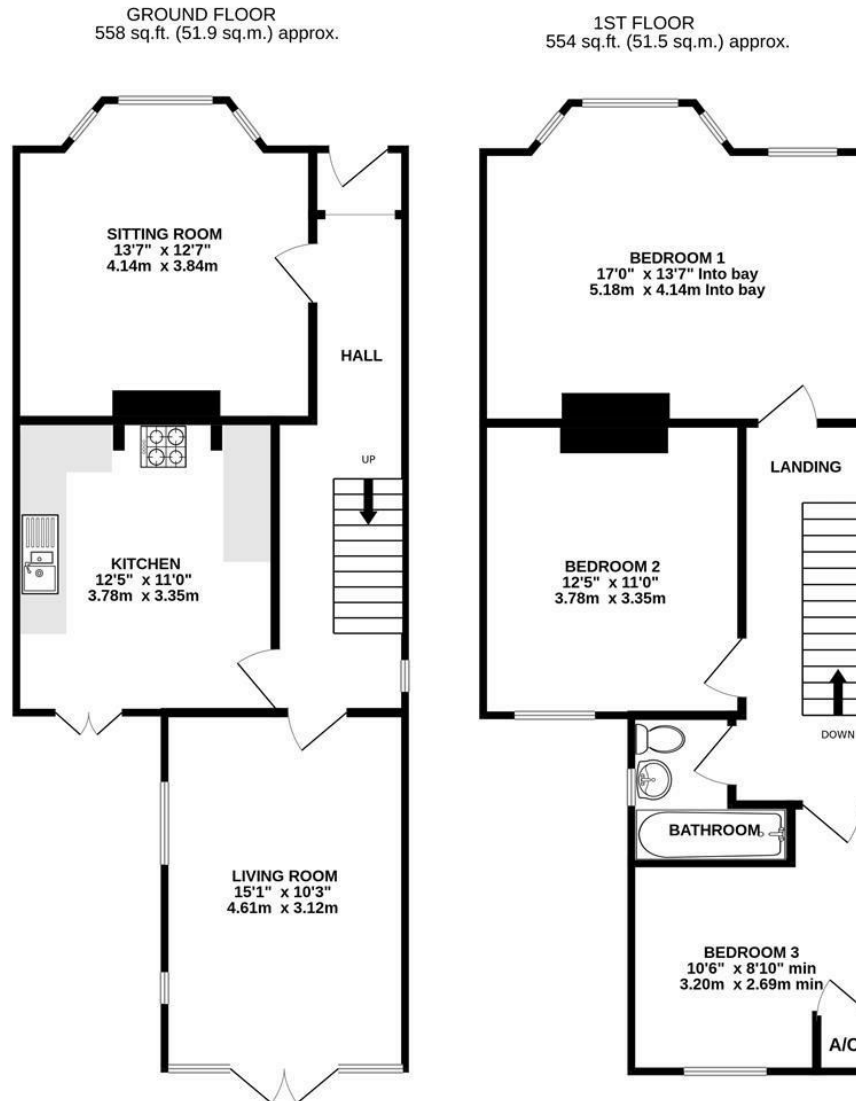
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TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

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		79
(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 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