

# BELVOIR!

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

Wycliffe Road, Winton, Bournemouth, BH9 1JS



Offers In Excess Of £220,000 Freehold

Call: 01202 430 108

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

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NO FORWARD CHAIN | SEMI-DETACHED COTTAGE | BUILT IN 1879 | IN NEED OF UPDATING | TWO DOUBLE SIZED BEDROOMS | SITTING ROOM | KITCHEN/DINER | UTILITY AREA | GROUND-FLOOR BEDROOM | OFF ROAD PARKING | 120FT GARDEN

FANTASTIC POTENTIAL OPPORTUNITIES \* GAS HEATING VIA RADIATORS

The front entrance door opens into the hall with stairs leading up to the first floor.

The sitting room leads from the hall with fireplace and front aspect window.

The kitchen/diner leads from the hall and is fairly basic with a rear aspect window and door leading through to the utility area.

The utility area has side door to garden and side aspect window. A further door leads through to the bathroom.

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

The front garden has a picket style fence and double gated access leading to an off road parking space.

The rear garden is well-established and 120ft in length. It is mainly laid to lawn with an abundance of flower and shrub life. Summer house.

Council tax band C.

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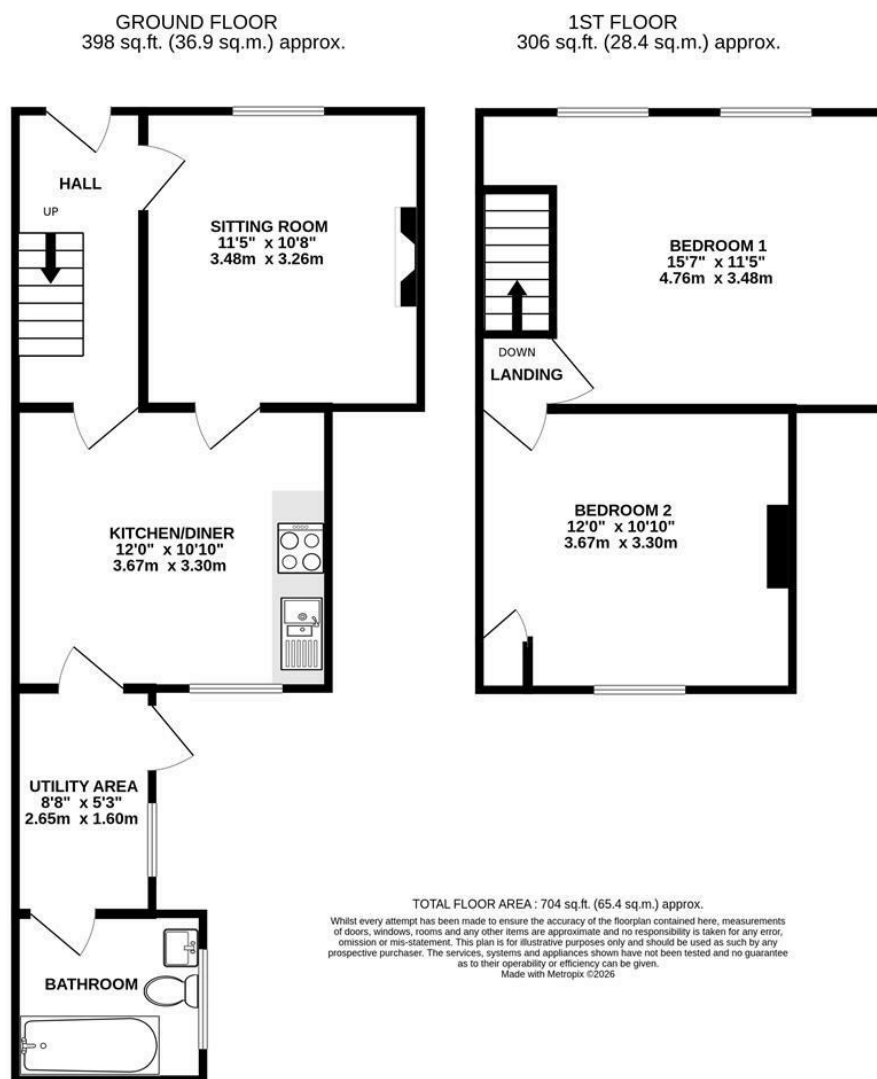
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| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | 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 |