

BELVOIR!

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

Montrose Drive, Bournemouth, BH10 4AY



Asking Price £410,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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EXTENDED DETACHED BUNGALOW | CUL-DE-SAC LOCATION | THREE BEDROOMS | SITTING ROOM WITH WOOD BURNER | DINING ROOM | MODERN FITTED KITCHEN | FULLY TILED BATHROOM | EXCELLENT OFF ROAD PARKING | DETACHED STUDIO/GYM | ENCLOSED GARDEN | STORAGE UNIT

DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS * PRESENTED TO A HIGH STANDARD THROUGHOUT * NEW GAS BOILER

The front entrance door opens into a spacious hallway with dual side aspect windows and storage cupboard.

The living room leads from the hallway with a feature wood burning stove, front aspect window and linking access to the spacious dining room which extends across to the kitchen area. There are dual aspect windows and French doors to the rear garden.

The kitchen is well appointed with a matching range of wall and floor mounted cupboard units culminating in a peninsular section with contrasting work tops and tiled surrounds. Fitted gas range style cooker and integrated dishwasher. Space for other appliances.

There are three bedrooms, with one having fitted wardrobes.

The bathroom is fully tiled with a modern white suite comprising a wash hand basin with fitted drawers under, close coupled WC and a 'Jacuzzi' bath with shower.

The property has a brick paved double driveway providing excellent off road parking.

There is a detached studio/gym with French doors.

The rear garden is fully enclosed and designed for low maintenance.

Council tax band D

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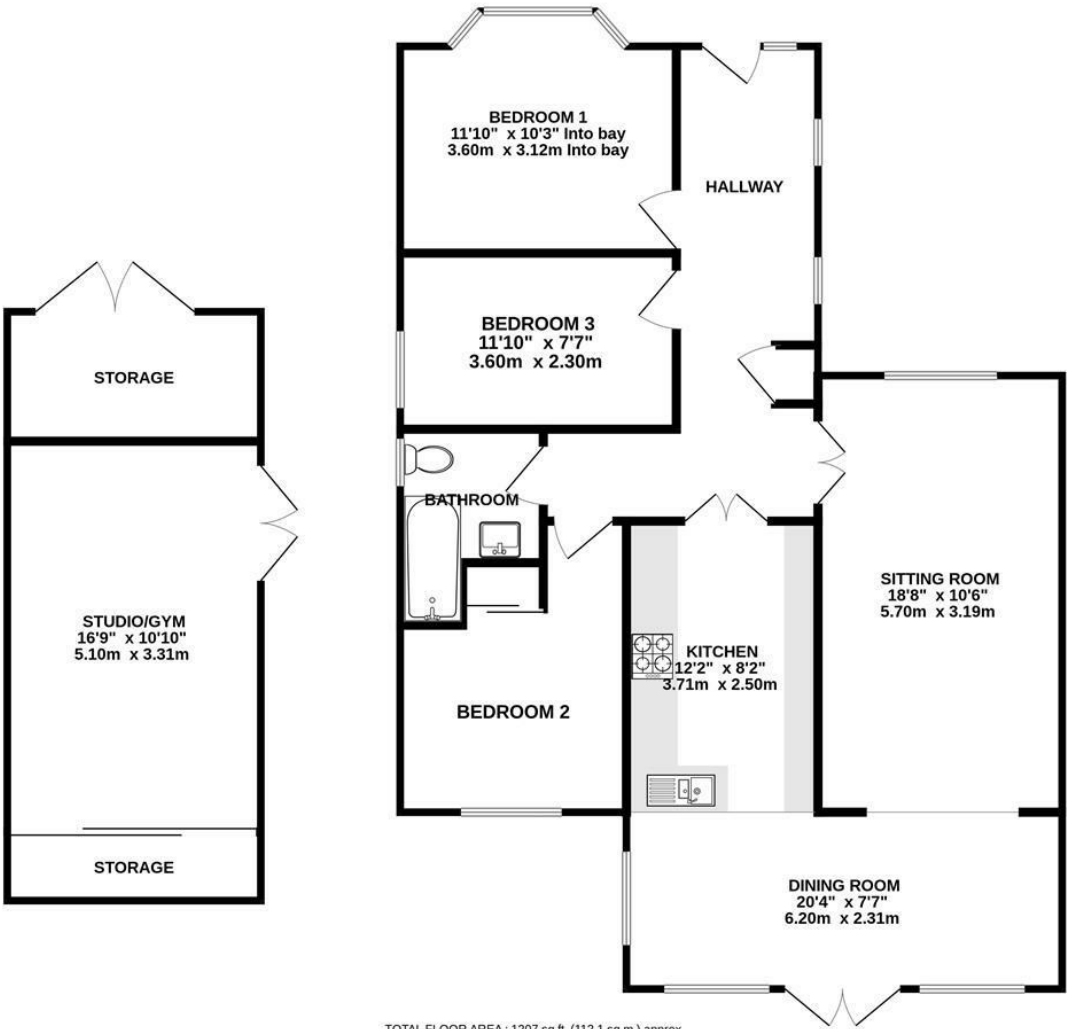


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DETACHED BUNGALOW
1207 sq.ft. (112.1 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 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		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
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