

# BELVOIR!

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

St. Margarets Road, Bournemouth, BH10 4BG



Asking Price £395,000 Freehold

Call: 01202 430 108

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

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Belvoir are delighted to offer this TRULY SUPERB SEMI-DETACHED CHARACTER HOUSE offering WELL-PROPORTIONED living space throughout. There is a FANTASTIC BESPOKE KITCHEN/DINING ROOM, separate SITTING ROOM, SNUG, OFFICE, MASTER BEDROOM with ENSUITE, two further DOUBLE BEDROOMS, family SHOWER ROOM, excellent LOFT ROOM, LARGE GARAGE and lots more.

GAS HEATING via radiators \* DOUBLE GLAZING \* EXCELLENT order THROUGHOUT

Entrance door opens into the kitchen/dining room comprising range of wall and floor mounted cupboard units and peninsular unit with granite work tops and surrounds. 1.5 bowl sink unit. 5 ring gas hob with double oven under, microwave, fridge, freezer and dish washer. Dual aspect windows.

Inner hall with stairs to first floor and downstairs cloakroom.

The living room has dual front aspect windows and a polished stone fireplace with fitted gas fire.

There is a snug with a further door to the office which in turn has door to the garage/utility

The first floor landing has space saver steps to the loft room. 'Potterton' gas boiler serving the heating and hot water.

The master bedroom has an ensuite shower room. There are two further double sized bedrooms

Shower room comprising hand basin with cabinet under and concealed cistern WC. Walk-in shower cubicle with 'Mira' shower. Front aspect window. Heated towel ladder. Airing cupboard.

The garage/utility has a range of cupboard units and sink. Space for washing machine, tumble drier and upright fridge/freezer. The garage is larger than average with electric roll-up door.

Driveway with parking for several cars. The garden sits to the front of the house and has a large outbuilding with pergola.

Council tax band C

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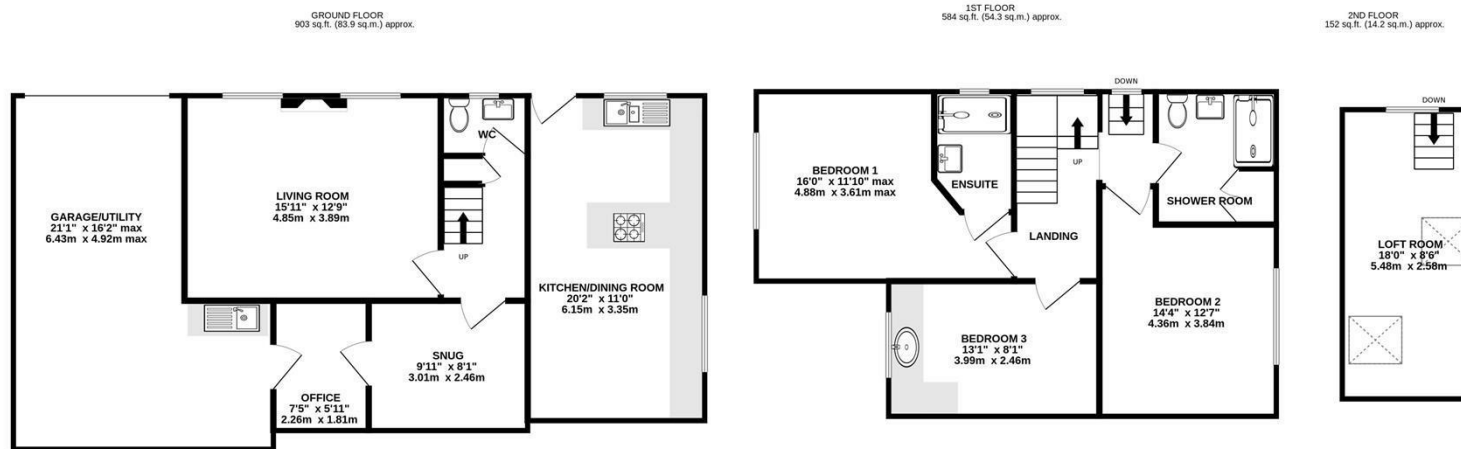
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TOTAL FLOOR AREA : 1640 sq.ft. (152.3 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>74</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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC