

BELVOIR!

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

Cherries Drive, Bournemouth, BH9 2SR



Offers In Excess Of £325,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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FOR SALE WITH NO FORWARD CHAIN | TWO DOUBLE BEDROOM DETACHED HOUSE | DUAL ASPECT SITTING/DINING ROOM | NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES | CONSERVATORY | BATH/SHOWER ROOM | DOWNSTAIRS CLOAKROOM | 16ft5 x 15ft2 GARAGE | WRAP AROUND GARDENS

GAS HEATING VIA RADIATORS * DOUBLE GLAZING * LOCATED CLOSE TO REDHILL PARK * GARAGE WITH ELECTRIC DOOR * FULL RANGE OF INTEGRATED APPLIANCES

A covered storm porch with the front entrance door opens into a good sized hallway.

There is a ground-floor cloakroom leading from the hallway with a wash hand basin and a close coupled WC. Window.

The sitting/dining room leads from the hallway which has dual aspect windows and sliding patio doors leading out to the garden. The open plan stairs lead from here to the first floor landing.

The brand new fitted kitchen leads from the hallway and comprises a matching range of wall and floor mounted cupboard units with contrasting work surfaces and surrounds incorporating an inset 1.5 bowl sink unit. Integrated induction hob with extractor over and fan assisted electric oven under. Integrated microwave, fridge, freezer, washing machine and dishwasher. Window.

The first floor landing has a window and cupboard.

Both of the bedrooms are double in size with the main bedroom having built-in wardrobes.

The bath/shower room comprises a wash hand basin, close coupled WC, bath and separate shower cubicle. Window.

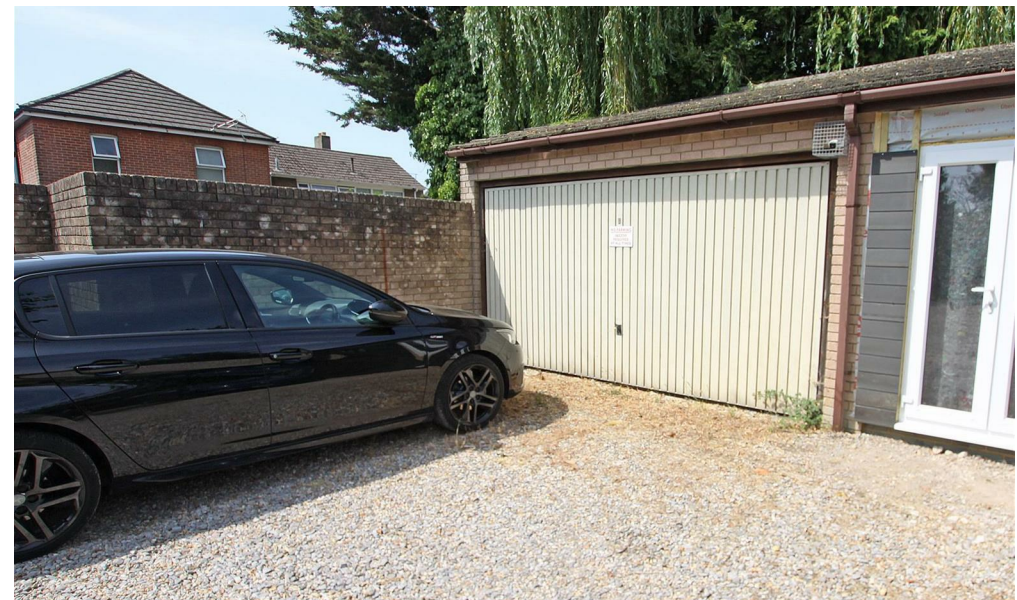
The garden is a wrap-around garden laid mainly to lawn with areas laid to paving.

There is a 16ft5 x 15ft2 garage benefitting from an electric garage door.

Council Tax Band C

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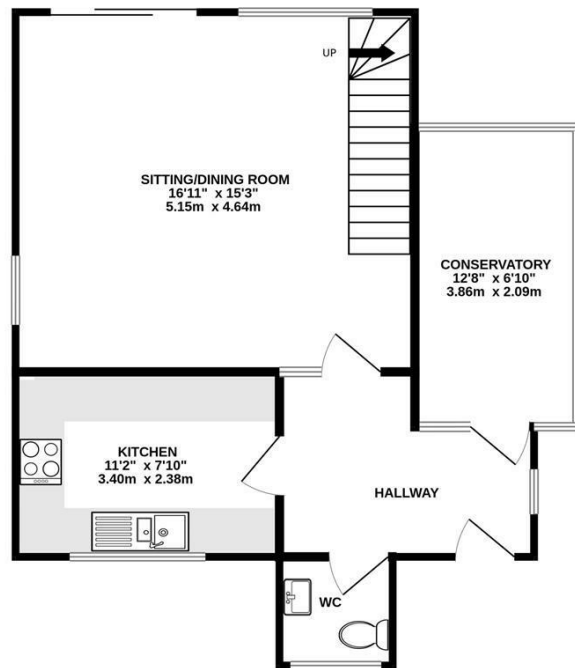


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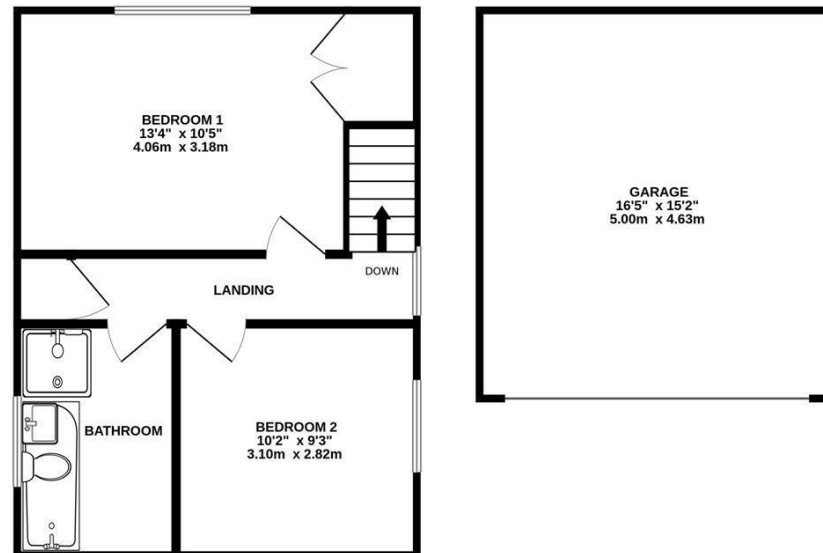
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GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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	69	75
(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		