

BELVOIR!

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

Sway Gardens, Bournemouth, BH8 0PG



Asking Price £275,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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FOR SALE WITH NO FORWARD CHAIN | END TERRACED HOUSE | TWO DOUBLE SIZED BEDROOMS | LIVING ROOM OPENING INTO A LARGE CONSERVATORY | FITTED KITCHEN | BATHROOM | GARAGE IN NEARBY BLOCK | COMMUNAL LAWNED QUADRANT WITH TREE LIFE | LOCAL COMMUNAL PARKING

DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS * LOCATED CLOSE TO CASTLE POINT * EXCELLENT LOCAL SCHOOLS

The front entrance door has a storm canopy and adjacent storage cupboard.

The hall has stairs to the first floor accommodation.

There is a good sized living room with a storage cupboard and French double doors opening into the conservatory which has low brick built elevations with double glazed units over, tiled floor and double French doors leading to the rear garden.

The kitchen has a matching range of wall and floor cupboard units with contrasting roll edge work tops and tiled surrounds. Single drainer sink unit. Gas cooker. Wall-mounted 'Worcester' gas boiler serving the heating and domestic hot water. Front aspect window. Space and plumbing for washing machine and space for a upright fridge/freezer.

The landing has an airing cupboard housing a lagged hot water tank with fitted immersion heater.

There are two double sized bedrooms.

The bathroom has a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with shower mixer taps. Heated towel ladder. Extractor fan.

There is a small lawned front garden with gated side access to the rear garden. The rear garden is of a good size with a paved terrace abutting the full width of the rear elevation. The rest is mainly laid to lawn.

There is a 16ft2 x 8ft2 garage in a nearby block.

Council tax band C

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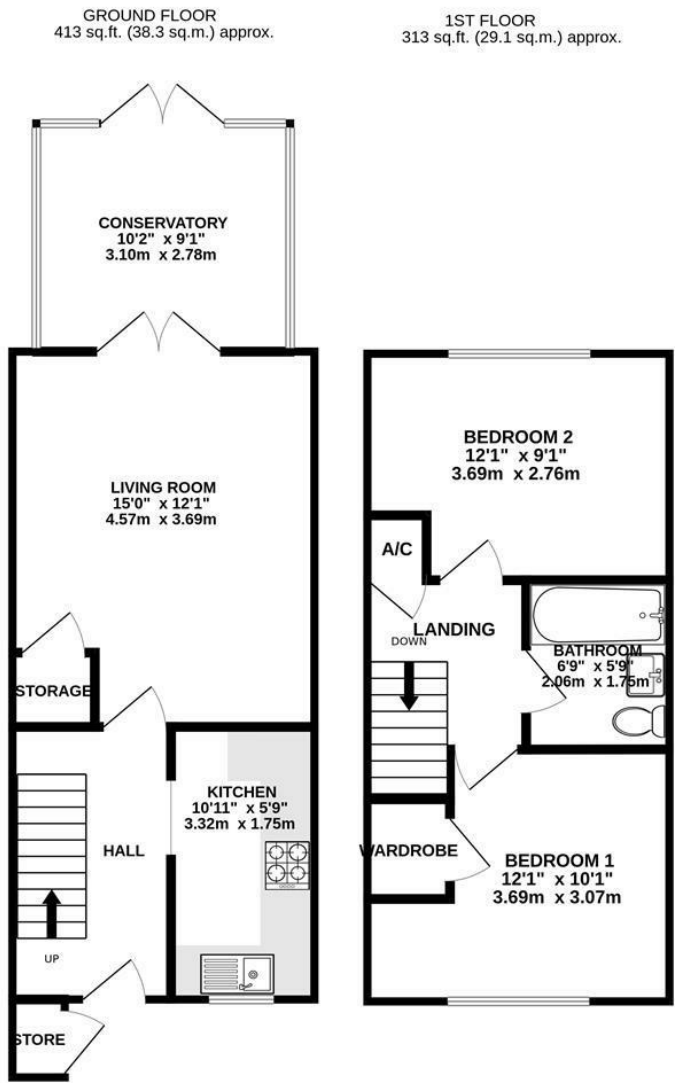
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TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.

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		89
(81-91) B		
(69-80) C	73	
(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