

# BELVOIR!

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

St. Margarets Road, Bournemouth, BH10 4BG



Offers In Excess Of £425,000 Freehold

Call: 01202 430 108

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

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A SUBSTANTIAL CHARACTER SEMI-DETACHED HOUSE | THREE DOUBLE BEDROOMS | BESPOKE FITTED KITCHEN/DINING ROOM | SITTING ROOM | SNUG | OFFICE | CLOAKROOM | ENSUITE SHOWER ROOM | FAMILY SHOWER ROOM | LOFT ROOM | GARAGE/UTILITY | EXCELLENT PARKING

LARGE OUTBUILDING WITH PERGOLA \* GARDEN \* GAS HEATING VIA RADIATORS \* DOUBLE GLAZING

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

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

Downstairs cloakroom. Pedestal wash hand basin and close coupled WC. Front aspect window. Heated towel ladder.

The snug has a range of cupboards and door to the office which in turn has door to the garage/utility

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

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 with wash hand basin and a walk-in shower cubicle with 'Mira' shower. Front aspect window. Heated towel ladder.

Two further double sized bedrooms

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

There is a useful furnished loft room with front aspect window and dual aspect velux windows.

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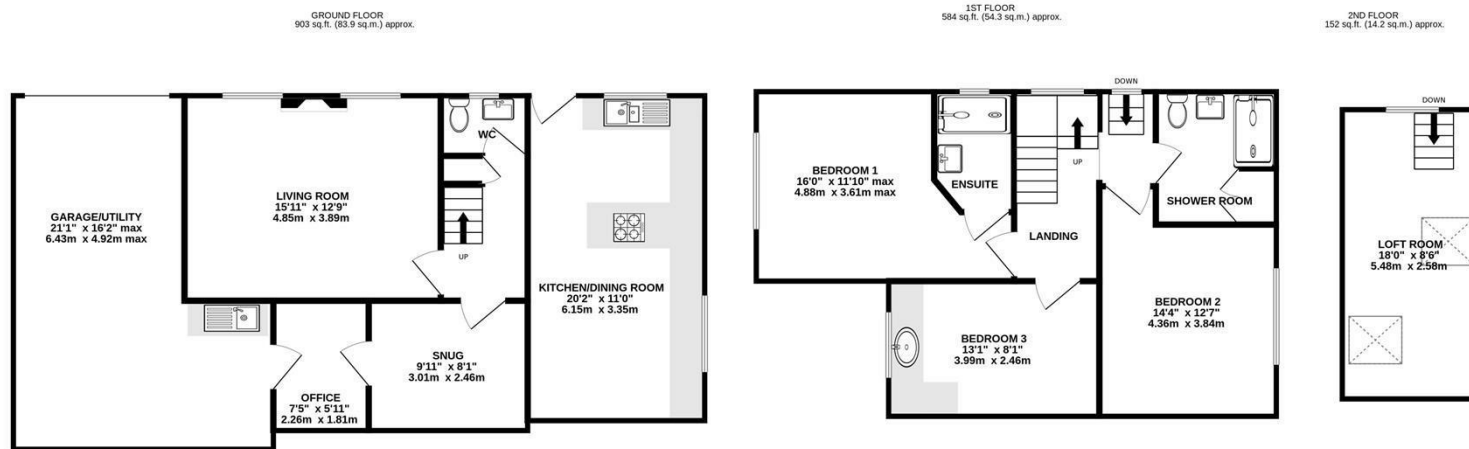
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TOTAL FLOOR AREA : 1640 sq.ft. (152.3 sq.m.) approx.

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>		
(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