BELVOIR!

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

Charminster Road,Bournemouth, Dorset BH8 9SL



Offers In Excess Of £250,000 Freehold


beko





OFFERED FOR SALE WITH NO FORWARD CHAIN | CHARACTER SEMI-DETACHED HOUSE | WELL-PRESENTED THROUGHOUT | TWO DOUBLE SIZED BEDROOMS | TWO RECEPTION ROOMS | FITTED KITCHEN | FULLY TILED BATHROOM | OFF ROAD PARKIN | DECENT SIZED REAR GARDEN

LOCATED IN LOWER CHARMINSTER * GAS HEATING VIA RADIATORS * DOUBLE GLAZING THROUGHOUT * AN ABSOLUTELY MUST VIEW PROPERTY * FREEHOLDER FOR THE TWO NEXT DOOR FLATS

Agents Note: The property benefits from owning the Freehold for the two adjoing flats which offers an additional investment opportunity.

There is a good sized entrance porch with a further door opening into the living room.

The living room has dual aspect windows to the front and side elevations and a further door leading through to the dining room.

The dining room has dual aspect windows to the side and rear elevations. Open plan stairs lead up to the first floor. There is semi open plan access to the kitchen.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops with tiled surrounds incorporating a 1.5 bowl sink unit. Inst gas hob with filter hood over and electric oven under. Space and plumbing for other appliances. Cupboard housing the ‘Ideal Exclusive’ gas combi boiler serving the heating and domestic hot water. French doors lead out to the rear garden.

The first floor landing has doors to the two double sized bedrooms and the bathroom.

The bathroom is fully tiled with a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with a wall-mounted ’Bristan’ electric shower. Side aspect window.

The frontage is entirely designed for off road parking. The rear garden has a patio area abutting the rear elevation with a footpath leading to a further concrete section housing a 7ft9 x 5ft10 garden shed. The main garden area is laid to lawn with shrub borders.

Council tax band B.

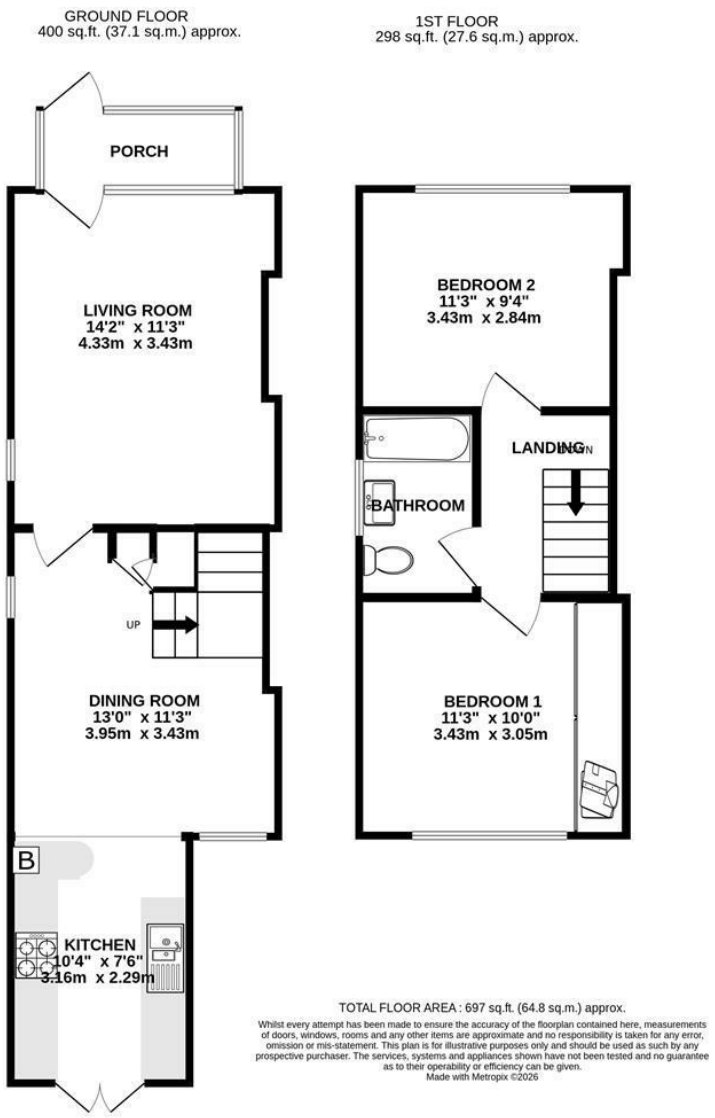


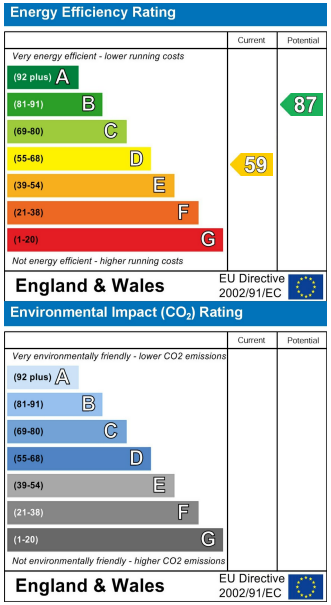









GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.
1ST FLOOR
298 sq.ft. (27.6 sq.m.) approx.
PORCH
LIVING ROOM
14'2" x 11'3"
4.33m x 3.43m
UP
DINING ROOM
13'0" x 11'3"
3.95m x 3.43m
B
KITCHEN
10'4" x 7'6"
3.16m x 2.29m
BEDROOM 2
11'3" x 9'4"
3.43m x 2.84m
BATHROOM
LANDING
BEDROOM 1
11'3" x 10'0"
3.43m x 3.05m
TOTAL FLOOR AREA : 697 sq.ft. (64.8 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
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
87
England & Wales
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC