

# BELVOIR!

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

Wychwood Drive, Bournemouth, Dorset BH2 6JG



**£2,300 Per Calendar Month**

**Call: 01202 430 108**

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

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A FOUR BEDROOM DETACHED HOUSE located in MEYRICK PARK available now with other accommodation comprising THREE RECEPTION ROOMS, large KITCHEN, two BATHROOMS, downstairs cloakroom, LONG driveway and a GOOD-SIZED GARDEN.

DETACHED HOUSE \* AVAILABLE NOW \* FOUR BEDROOMS \* THREE RECEPTION ROOMS \* TWO BATHROOMS \* CLOAKROOM \* CUL-DE-SAC LOCATION \* MEYRICK PARK \* GOOD SIZED GARDEN \* LONG DRIVEWAY \* GARAGE \* GAS HEATING VIA RADIATORS \* DOUBLE GLAZING

An entrance door opens into the hall which has stairs to first floor and downstairs cloakroom.

There is a dual aspect living room with large bow window to the front elevation. An archway then leads to the dining room with patio doors to the rear garden and large serving hatch to the kitchen.

There is a good-sized kitchen leading from the hall which in turn has a door opening into a large family room. The master bedroom has an ensuite bathroom. There are a further three bedrooms and family bathroom.

There is a long front garden and driveway providing excellent off-road parking giving access to a good-sized garage.

The rear garden is of good-sized benefitting from gated side access.

No sharers  
No smokers

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GROUND FLOOR  
949 sq.ft. (88.2 sq.m.) approx.

1ST FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.4 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			80
(81-91) B			
(69-80) C		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			74
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	