

# BELVOIR!

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

**Moorvale Road, Moordown, Bournemouth, BH9 3BE**



**Offers Over £425,000 Freehold**

**Call: 01202 430 108**

**belvoir.co.uk**

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DETACHED CHALET BUNGALOW | NO FORWARD CHAIN | OPEN PLAN SITTING/FAMILY/KITCHEN ROOM | QUALITY FITTED KITCHEN | INTEGRATED APPLIANCES | THREE BEDROOMS | LUXURY BATH/SHOWER ROOM | ENSUITE SHOWER ROOM | AMPLE OFF ROAD PARKING

EXCELLENT RESIDENTIAL ROAD \* DETACHED GARDEN ROOM \* COVERED PERGOLA \* GAS HEATING VIA RADIATORS \* DOUBLE GLAZED \* ELECTRIC VEHICLE CHARGING POINT

The side entrance door opens into the hallway which has an open plan theme leading to most of the principal rooms.

There is a cosy sitting room area with front aspect window and feature wood burning stove.

There is a spacious open plan family/dining/kitchen area with a rear aspect bay feature with double doors leading out to the rear garden. The kitchen area has a matching range of soft close wall and floor mounted cupboard units with complimentary work tops and peninsular unit with a range of integrated appliances to include an induction hob with extractor over, double oven, fridge, freezer, washing machine and dishwasher. Stairs to the first floor.

There is a ground floor double bedroom with fitted wardrobes and front aspect window.

There is a luxury ground floor bath/shower room with a spa bath and walk-in shower.

The main bedroom upstairs has a walk-in wardrobe and an ensuite shower room. In addition, there is a second bedroom with dual aspect velux windows.

The frontage provides fore court parking for several cars complete with an electric vehicle charging point.

The rear garden is designed for low maintenance and has a detached garden room as well as a covered pergola which currently houses a hot tub and bar (not included in the price).

Council tax band C

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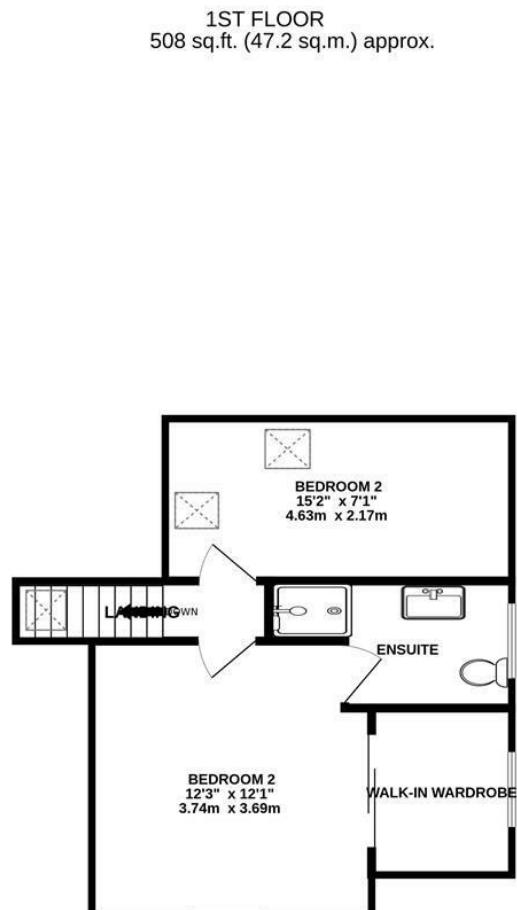
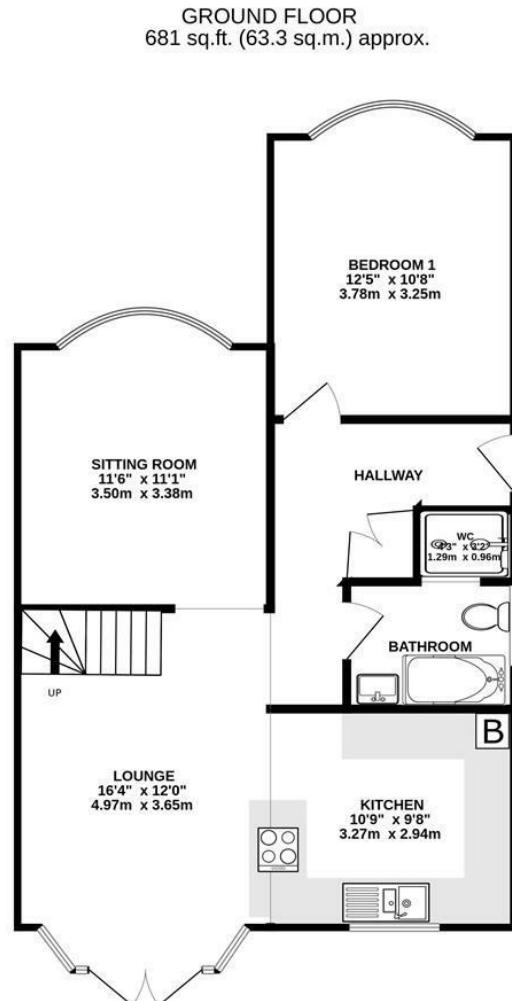
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TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

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		79
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		