

# BELVOIR!

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

Castle Lane West, Bournemouth, BH9 3LG



£600,000 Freehold

Call: 01202 430 108

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



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A COMPLETELY RE-FURBISHED/RE-MODELLED DETACHED BUNGALOW AND ATTACHED PLOT WITH PLANNING PERMISSION GRANTED TO ERECT A ONE BEDROOM DETACHED BUNGALOW | THE MAIN BUNGALOW HAS PLANNING PERMISSION GRANTED TO CONVERT THE LOFT WITH TWO DORMERS

COMPLETELY RE-FURBISHED/RE-MODELLED DETACHED BUNGALOW | NO FORWARD CHAIN | CONTEMPARY INTERIOR | OPEN PLAN LIVING/DINING/KITCHEN | MASTER BEDROOM WITH ENSUITE | TWO FURTHER DOUBLE BEDROOMS | BATHROOM | OVER 1100 SQ FT OF ACCOMMODATION

A covered storm porch and entrance door opens into a large hallway with study area and doors to all principal rooms. A cupboard houses the 'Worcester' gas boiler serving heating and hot water.

There is a bright and airy living/dining/kitchen room with atrium, French doors and windows to two elevations. The kitchen has a matching range of wall and floor cupboard units and peninsular breakfast bar, with contrasting work tops and surrounds. Sink unit with fitted boiling tap. Integrated induction hob with extractor over and fan-assisted oven under, microwave, fridge, freezer, washing machine and dishwasher.

There are three double bedrooms with bay windows. The master bedroom has an ensuite shower room comprising a white suite with floating wash hand basin with drawers under and illuminated mirror over and shower cubicle with rain/body showers. Heated towel ladder. Side aspect window.

The bathroom has a white suite with floating wash hand basin with illuminated mirror over, close coupled WC and panelled bath with rain/body showers and shower side screen. Heated towel ladder. Side aspect window.

The entire frontage is block paved for off road parking. There is gated side access to the main garden area which runs to one side elevation and across the back of the rear elevation. This is laid as a combination of DuoDeck Composite non-slip decking and AstroTurf.

Council tax band C



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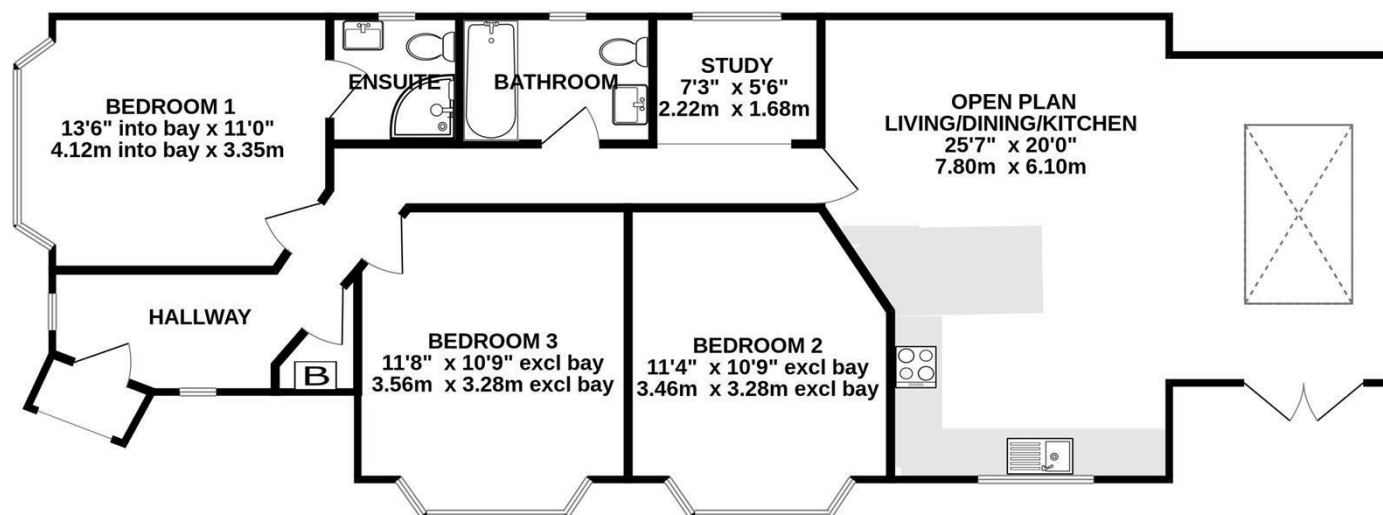
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## DETACHED BUNGALOW 1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		
England & Wales		EU Directive 2002/91/EC