

BELVOIR!

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

Minterne Road, Moordown, Bournemouth, BH9 3EH



Offers In Excess Of £375,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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DETACHED CHALET BUNGALOW | EXCELLENT RESIDENTIAL ROAD | LIVING ROOM | KITCHEN/DINING ROOM | THREE BEDROOMS | STUDY | SHOWER ROOM | CLOAKROOM/UTILITY | FORECOURT PARKING | LANDSCAPED REAR GARDEN

DOUBLE GLAZING THROUGHOUT * GAS HEATING VIA RADIATORS * GREAT LOCAL AMENITIES * MUST BE VIEWED

The entrance door opens into the hallway

The living room has a front aspect bay window and feature fireplace.

There is a good sized kitchen/dining room with rear aspect bay window, door to rear garden and further side aspect window. There is a feature fireplace with log burner. The kitchen area comprises a matching range of wall and floor mounted cupboard units with work tops, tiled surrounds and a 1.5 bowl sink unit. Inset gas hob with filter hood over and built-in electric oven and microwave. Space and plumbing for dish washer.

The study has a side aspect window and stairs to the first floor.

There is double bedroom with front aspect bay window.

The shower room has a wash hand basin with cabinet under, close coupled WC and shower cubicle with rain and body shower. Side aspect window. Heated towel ladder.

The cloak room has a wash hand basin and close coupled WC. Space and plumbing for washing machine. Wall-mounted 'Ideal' gas combi boiler serving the heating and domestic hot water.

There are a further two double sized bedrooms on the first floor.

The frontage is laid for forecourt parking with gated side access the rear garden.

The rear garden is fully enclosed with a large paved terrace abutting the full width of the rear elevation. The rest of the garden has a retaining wall and lawned area with an abundance of flower and shrub life. Garden shed.

Council tax band C

BELVOIR!

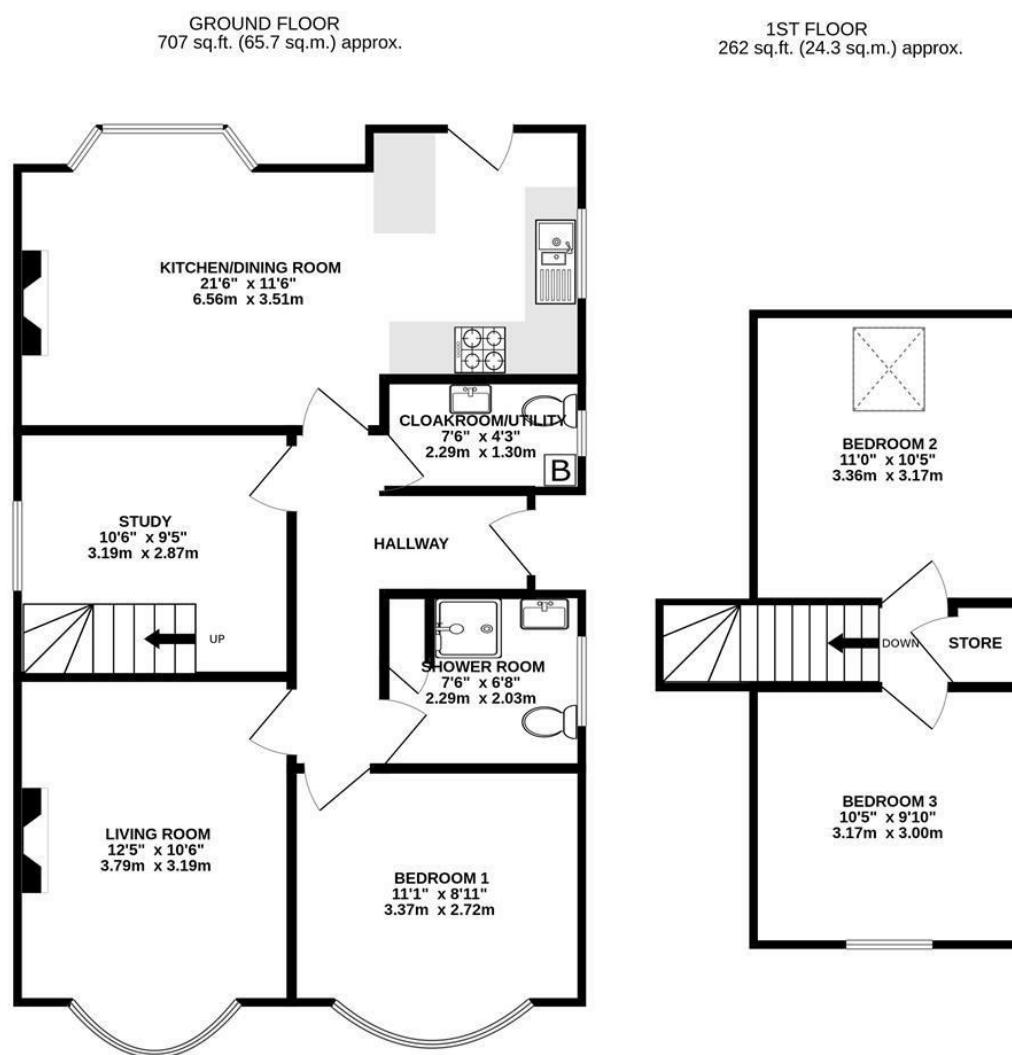
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		76
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		