

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

Call: 01202 430 108

belvoir.co.uk

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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 PARKING FOR 2/3 CARS | DECENT SIZED REAR GARDEN

LOCATED IN LOWER CHARMINSTER * GAS HEATING VIA RADIATORS * DOUBLE GLAZING THROUGHOUT * AN ABSOLUTELY MUST VIEW PROPERTY

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.

BELVOIR!

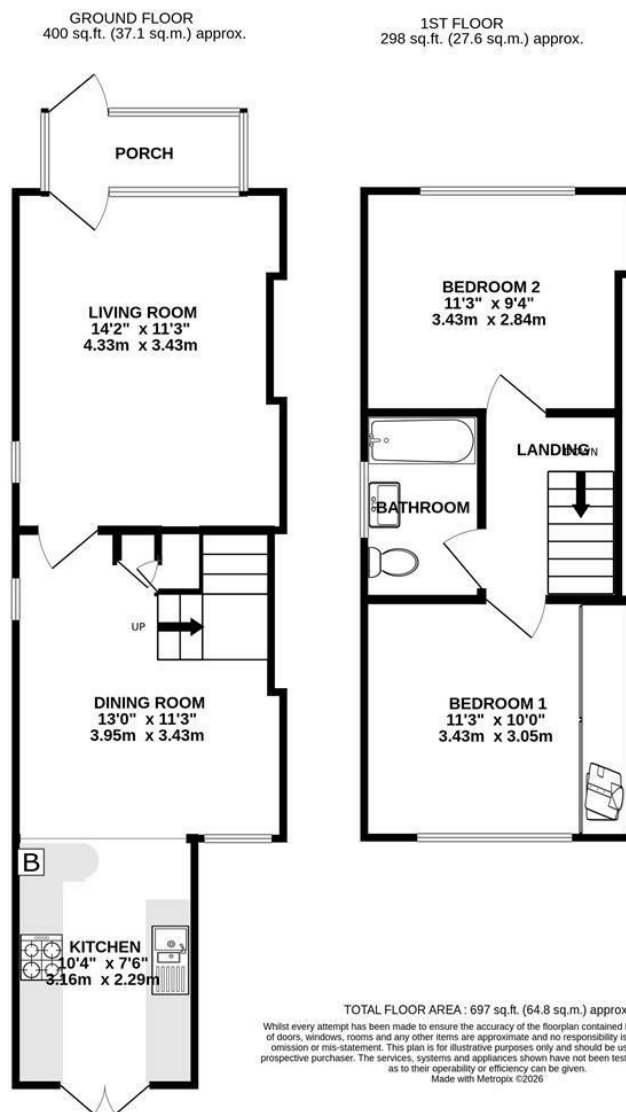
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC