

# BELVOIR!

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

Blackfield Road, Throop, Bournemouth, BH8 0HA



Asking Price £320,000 Freehold

Call: 01202 430 108

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

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NO FORWARD CHAIN | TERRACED HOUSE | THREE BEDROOMS | SITTING/DINING ROOM | GARDEN ROOM | KITCHEN | FULLY TILED SHOWER ROOM | ALLOCATED PARKING SPACE | LOW MAINTENANCE GARDENS | PLEASANT LOCATION

GAS HEATING VIA RADIATORS \* DOUBLE GLAZED \* EXCELLENT LOCAL SCHOOLS \* CLOSE TO CASTLE POINT

The front entrance door opens into the hall with stairs to first floor and access to the kitchen and sitting/dining room.

The sitting/dining room has a rear aspect window and French doors leading to the garden room. Large storage cupboard.

The garden room is of a good size with French doors to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting work tops incorporating a 1.5 bowl sink unit. Inset 5 ring gas hob with filter hood over and double oven. Space for other appliances.

First floor landing with doors to three bedrooms.

The shower room is fully tiled with a white suite comprising wash hand basin with cabinet under, concealed cistern WC and a large walk-in shower cubicle with integrated shower. Heated towel ladder. Front aspect window.

There is a pretty and well-kept front garden and a small low maintenance rear garden with gated rear access.

There is an allocated parking space located close by.

Council tax band C

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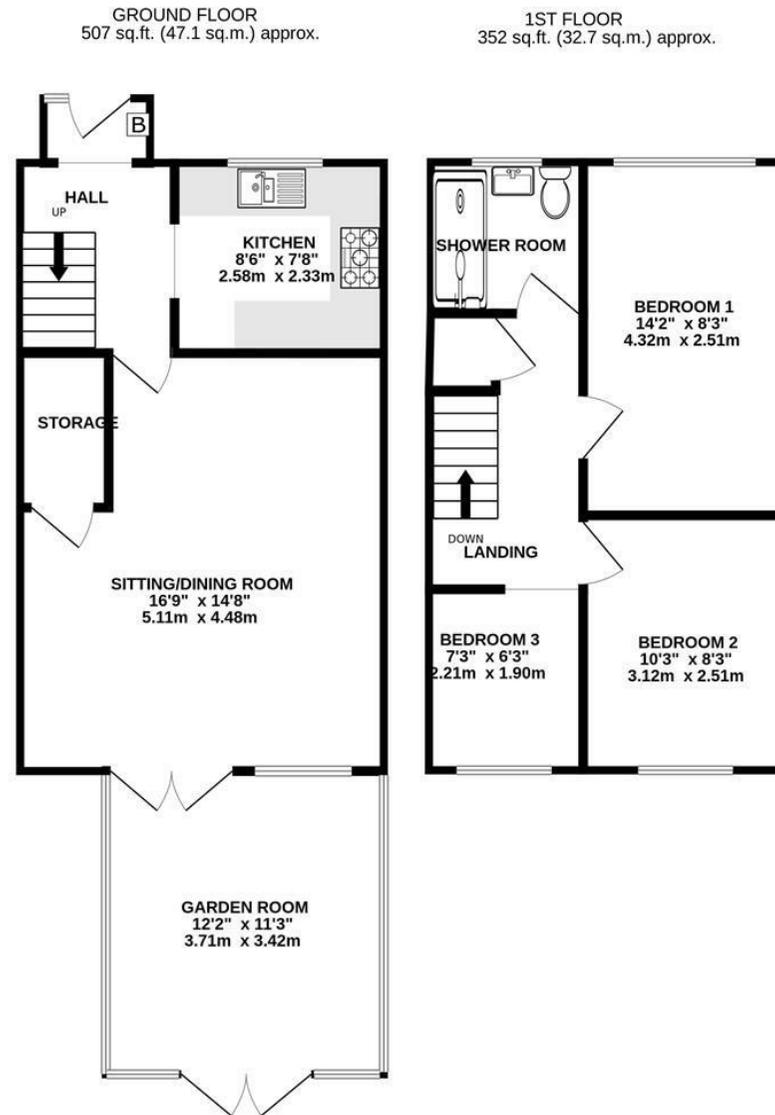
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TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

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>  |         |                         |
| (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 energy efficient - higher running costs                     |         |                         |
| <b>England &amp; Wales</b>                                      |         | 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 |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |