

BELVOIR!

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

Muscliffe Lane, Throop Village, Bournemouth, BH9 3NP



Asking Price £325,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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A DECEPTIVELY SPACIOUS DETACHED BUNGALOW | NO FORWARD CHAIN | PROCEEDABLE BUYERS ONLY | THREE DOUBLE BEDROOMS | LIVING/DINING ROOM | FITTED KITCHEN/BREAKFAST ROOM | QUALITY FITTED SHOWER ROOM | DOUBLE OFF ROAD PARKING | LOW MAINTENANCE GARDEN

COUNTRY WALKS ON YOUR DOOR STEP * VERY LARGE LOFT SPACE * GAS HEATING VIA RADIATORS * DOUBLE GLAZING THROUGHOUT

There is a door to an enclosed entrance porch which in turn has a further door leading into the hallway which has doors to all principal rooms. Pull-down loft ladder to a large boarded and insulated loft space with light and housing a gas combination boiler serving the heating and domestic hot water.

The living/dining room has French doors with matching side screens opening out to the rear garden. Fireplace feature.

The kitchen/breakfast room leads from the living/dining room and enjoys a dual aspect and door to rear garden. There is an extensive range of matching wall and floor mounted cupboard units with contrasting roll edge work tops. There is an integrated range of appliances to include a five ring gas hob, built-in electric oven, two fridges and two freezers. Space and plumbing for washing machine. Tiled flooring.

There are three double sized bedrooms, two with front aspect windows and one with a side aspect window.

The shower room has twin bowl wash hand basins with cabinets under and mirror over, close coupled WC and tiled shower cubicle with integrated rain and body shower. Heated towel ladder. Dual side aspect windows.

The front garden has double width off road parking.

The rear garden is fully enclosed with a decked area abutting the rear elevation. The rest is laid to astro-turf with raised shrub retainers.

Council tax band D

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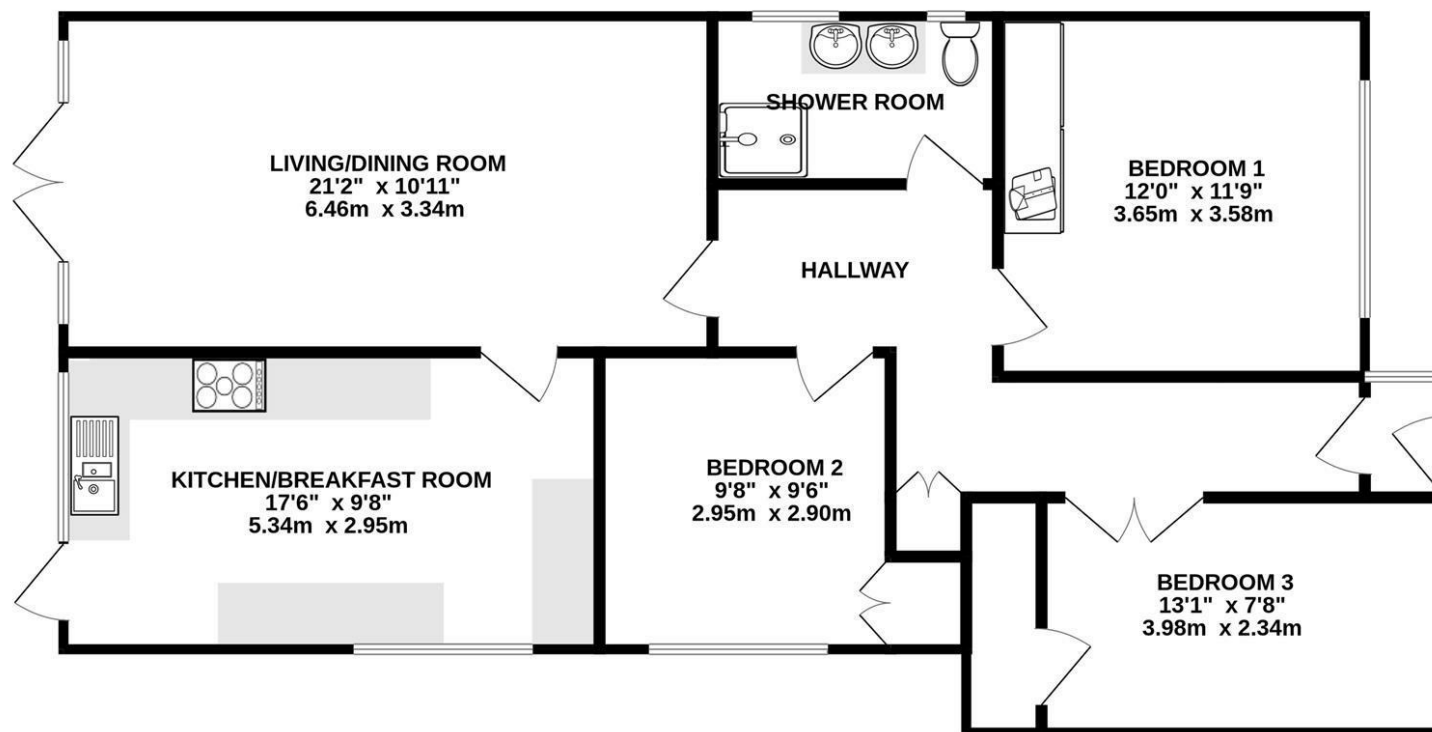


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DETACHED BUNGALOW 942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		