

BELVOIR!

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

Priory View Road, Moordown, Bournemouth, BH9 3JQ



Offers In Excess Of £375,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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FOR SALE WITH NO FORWARD CHAIN | DETACHED BUNGALOW | TWO RECEPTION ROOMS | TWO DOUBLE BEDROOMS | KITCHEN | BATHROOM | CLOAKROOM | OFF ROAD PARKING/CARPORT | LOW MAINTENANCE GARDENS | HUGE TRIPLE ASPECT LOFT SPACE

LOCATED ON THE CORNER OF PRIORY VIEW ROAD AND REDBREAST ROAD NORTH * GAS HEATING VIA RADIATORS * DOUBLE GLAZED * GREAT POTENTIAL TO CONVERT THE ROOF SPACE

The entrance door opens into an enclosed porch with a further door opening into the hallway with a pull-down loft ladder to a huge boarded rood space with triple aspect windows.

The lounge has a corner turret style bay window feature plus a further window to the front elevation.

The dining room has a large side aspect bay window.

The kitchen is 'L' shaped with dual rear aspect windows and a matching range of wall and floor mounted cupboard units with roll-edge work tops with tiled surrounds. Inst 1.5 bowl sink unit. Wall-mounted 'Vaillant' combination boiler. Door to rear paved garden.

There are two double sized bedrooms.

The bathroom is fully tiled with a rear aspect window. White suite comprising a pedestal wash hand basin, close coupled WC and a 'P' shaped bath with side screen and wall-mounted 'Triton' shower. Heated towel ladder.

The cloakroom has a rear aspect window, close coupled WC and wash hand basin with cabinet under

The property sits on the corner of Priory View Road and Redbreast Road North where there is vehicular access to off road parking with double gates leading to a carport. There are gardens to the front and side elevations as well as a paved garden area to the rear.

Council tax band D

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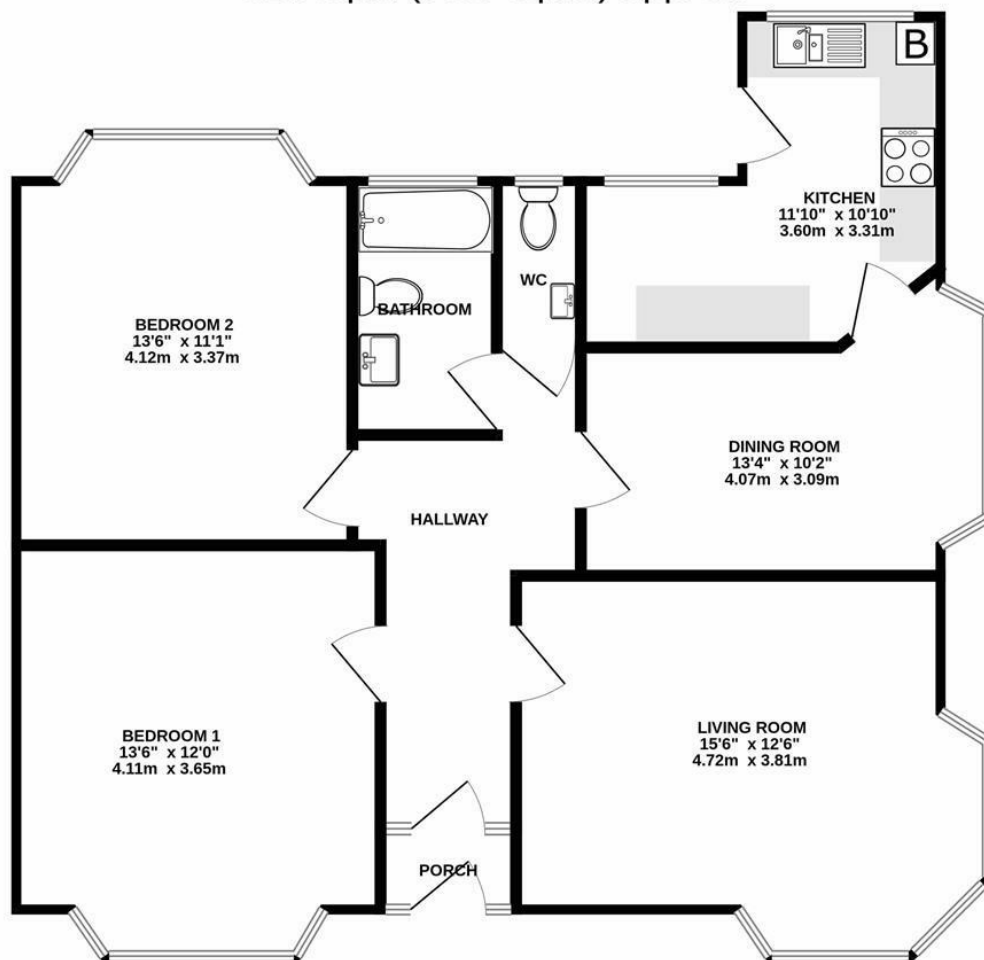


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DETACHED BUNGALOW 814 sq.ft. (75.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(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		