

# BELVOIR!

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

**Durweston Close, Muscliffe, Bournemouth, Dorset BH9 3QD**



**Asking Price £290,000 Freehold**

**Call: 01202 430 108**

**belvoir.co.uk**

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

NO FORWARD CHAIN | EXCELLENT RESIDENTIAL CUL-DE-SAC | SEMI-DETACHED HOUSE | LOUNGE | KITCHEN/DINING ROOM | TWO DOUBLE SIZED BEDROOMS | BATHROOM | FRONT GARDEN WITH OFF ROAD PARKING | ENCLOSED REAR GARDEN

GAS HEATING VIA RADIATORS \* DOUBLE GLAZING \* EXCELLENT LOCAL SCHOOLS AND AMENITIES

The entrance door opens into an enclosed porch with a further door opening into the lounge.

The lounge has a front aspect window, fireplace feature, open plan stairs to first floor and door leading through to the kitchen/dining room.

The kitchen/dining room has a matching range of wall and floor mounted cupboard units with contrasting work tops and an inset sink unit. Space for various kitchen appliances. Wall-mounted gas boiler serving the heating and domestic hot water, Rear aspect window. Door opening out to the rear garden.

First floor landing.

Bedroom one has a front aspect window and fitted wardrobes.

Bedroom two has a rear aspect window.

The bathroom has a white suite comprising pedestal wash hand basin, close coupled WC and a panelled bath with a wall-mounted shower unit. Side aspect window.

The front garden is laid to lawn with off road parking and gated access to the rear garden.

The rear garden is fully enclosed with a paved patio abutting the full width of the rear garden. The rest is laid to lawn with some flower and shrub life.

Council tax band C

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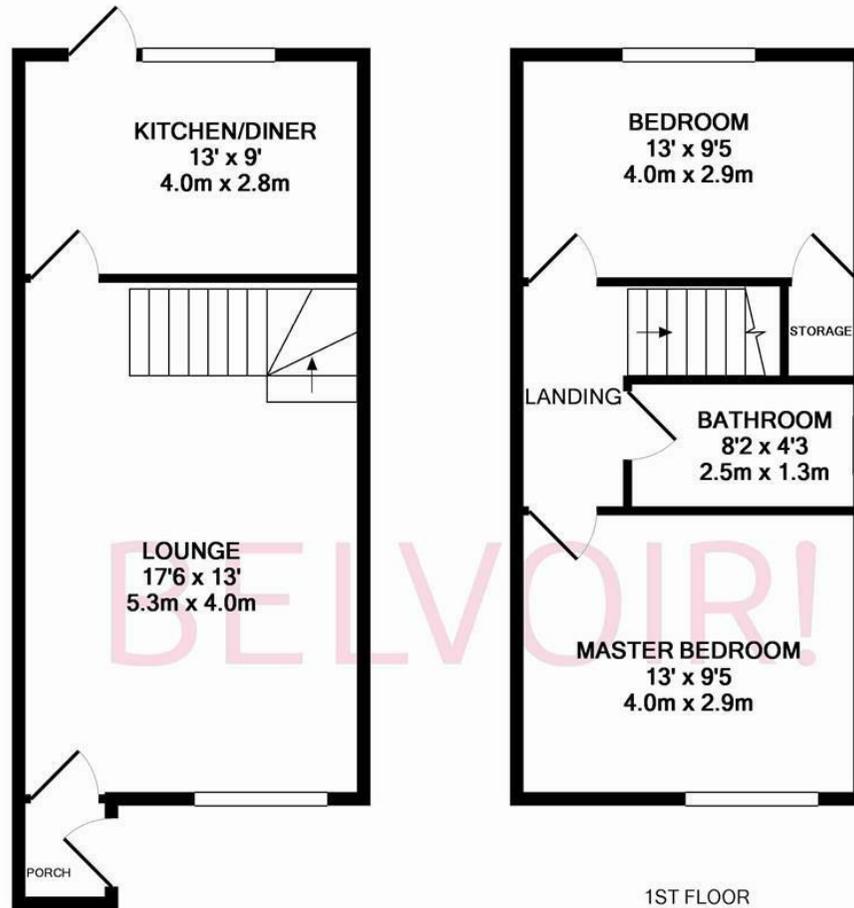
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GROUND FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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