BELVOIR!

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

Malvern Road, Moordown,Bournemouth, Dorset BH9 3BS

Asking Price £365,000 Freehold

Call: 01202 430 108

belvoir.co.uk

FOR SALE WITH NO FORWARD CHAIN | DETACHED FAMILY HOUSE | TWO RECEPTION ROOMS | CONSERVATORY | FITTED KITCHEN | THREE BEDROOMS | BATHROOM | SEPARATE WC | LARGE DETACHED GARAGE | OFF ROAD PARKING FOR NUMEROUS CARS

OPPOSITE ST WARBURGA'S SCHOOL * GAS HEATING VIA RADIATORS * DOUBLE GLAZED

The front entrance door opens into the hall with stairs leading to the first floor level.

The living room leads from the hall and has a front aspect window, sliding doors to the conservatory and double doors leading to the dining room.

The dining room has a side aspect window and door leading to the kitchen.

The current conservatory is being replaced.

The kitchen has a matching range of wall and floor cupboard units with contrasting roll edge work tops and tiled surrounds. Space for various appliances. Cupboard housing the gas boiler serving the heating and hot water. Side aspect window and door which opens out to the driveway.

The first floor landing has a side aspect window and doors to the three bedrooms.

The bathroom is part tiled with a white suite comprising a pedestal wash hand basin and panelled bath with shower and shower side screen. Rear aspect window.

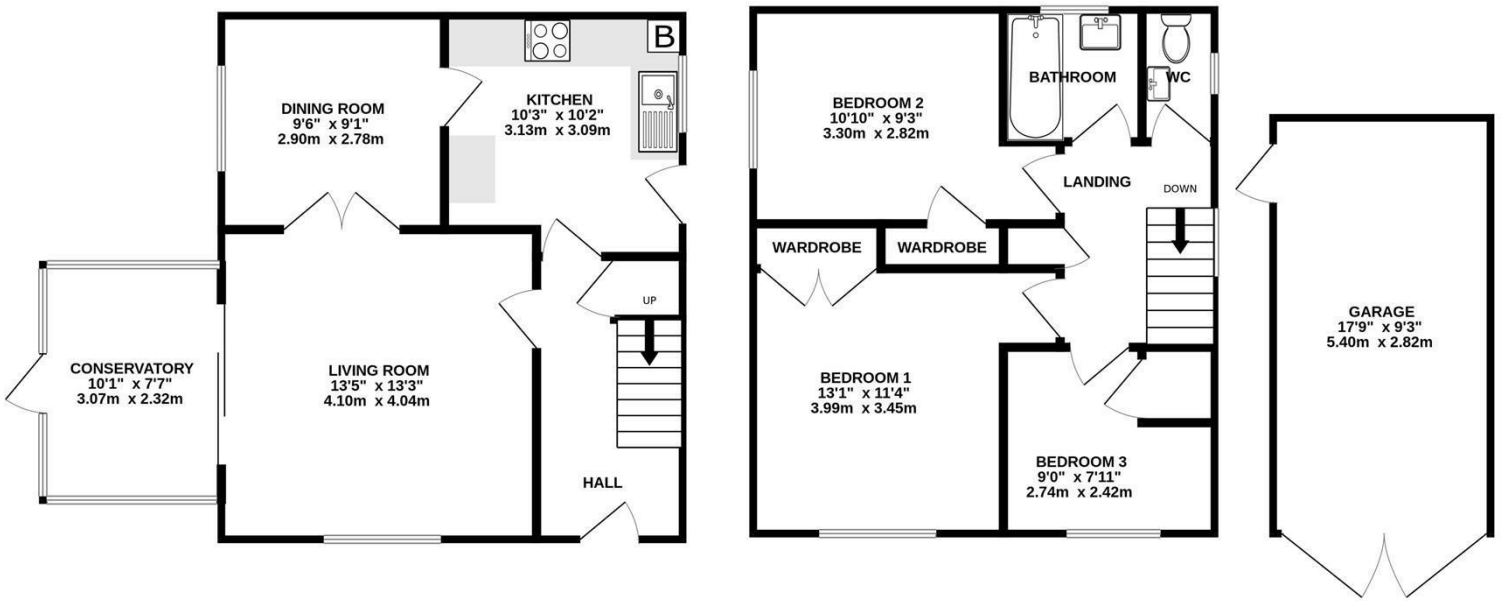
Separate WC with wash hand basin and side aspect window.

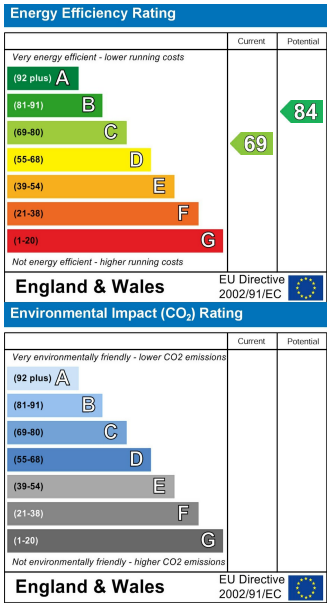
There is a large detached garage and ample off road parking for numerous vehicles. The garden areas are designed for low maintenance.

Council tax band C.

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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