

BELVOIR!

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

Minterne Road, Moordown, Bournemouth, BH9 3EH



Offers Over £525,000 Freehold

Call: 01202 430 108

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SPACIOUS FOUR-DOUBLE-BEDROOM, THREE-BATHROOM DETACHED CHALET BUNGALOW * DETACHED ANNEX WITH PLANNING PERMISSION & £1,000PCM RENTAL POTENTIAL * SUMMER HOUSE WITH AIRBNB POTENTIAL (£80–£100 PER NIGHT)

DETACHED ANNEX WITH SHOWER ROOM & MEZZANINE FLOOR (CURRENTLY RENTED) | SUMMER HOUSE WITH SHOWER ROOM & MEZZANINE FLOOR (IDEAL FOR AIRBNB, £80–£100 PER NIGHT IN SUMMER) | 28ft SITTING/DINING ROOM | QUALITY FITTED KITCHEN | UTILITY ROOM | FOUR DOUBLE BEDROOMS | THREE BATHROOMS | OFF-ROAD PARKING | GARDENS

The entrance door opens into a welcoming hallway with doors to all ground-floor rooms.

There is a spacious through living/dining room with French doors opening out to the rear garden.

The kitchen has been re-fitted to a high standard with a full range of wall and floor-mounted units, contrasting worktops and a range of integrated appliances, complemented by a separate utility room.

The ground floor offers two generous double bedrooms and a well-appointed family bathroom.

The first-floor landing features an attractive picture window alongside a further bathroom. The master bedroom benefits from its own ensuite shower room, and there is an additional double bedroom.

The detached annex, complete with planning permission, offers a living room with kitchen area, shower room and mezzanine floor. It is currently rented and in the present market could achieve approximately £1,000pcm, providing an excellent contribution toward mortgage repayments.

The detached summer house also benefits from a shower room and mezzanine floor and provides excellent potential as a seasonal letting opportunity, with Airbnb rates of approximately £80–£100 per night in summer.

Externally, there is good off-road parking, a separate side garden and an enclosed, low-maintenance rear garden.

Council Tax Band C

BELVOIR!

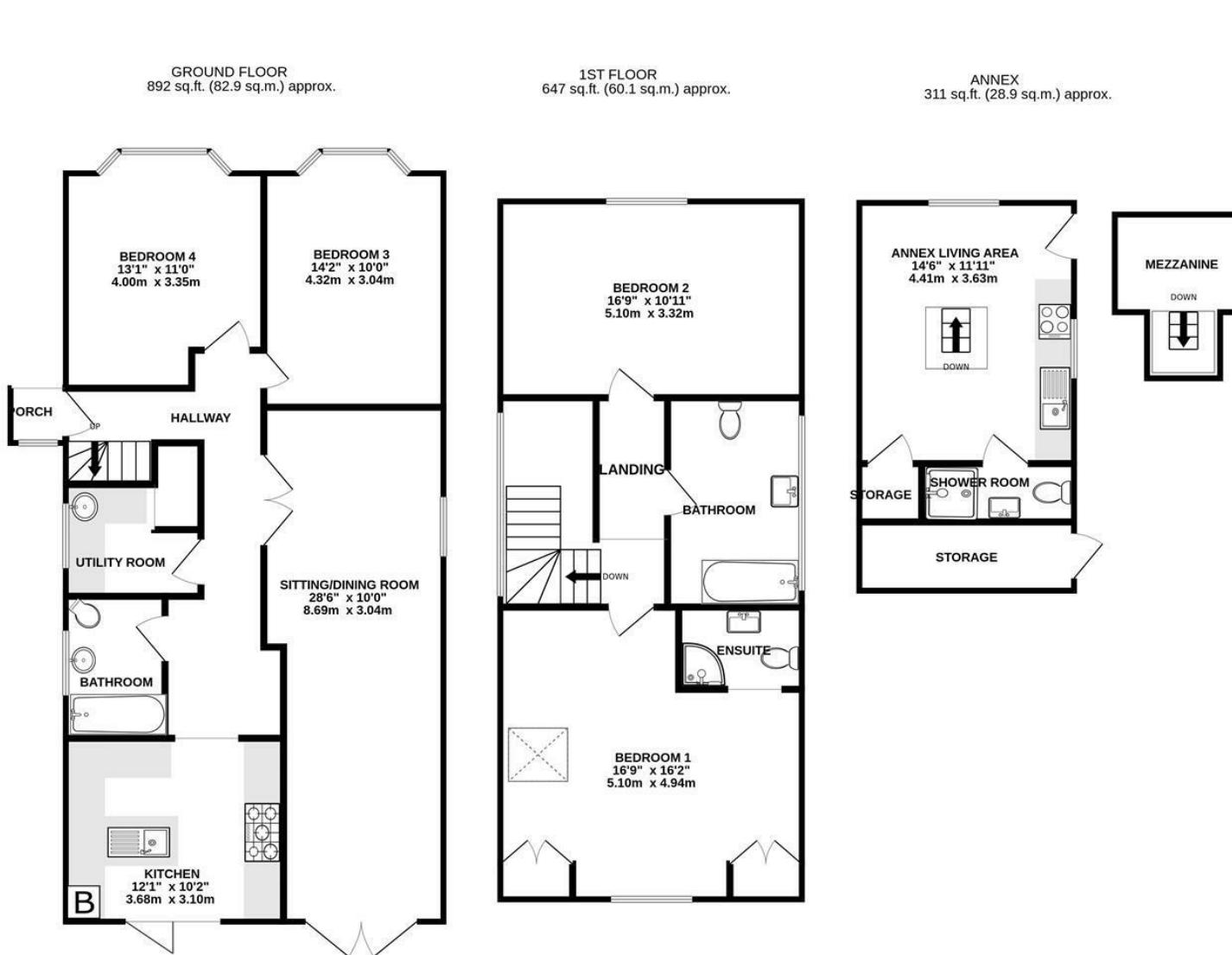
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	73	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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		