

# BELVOIR!

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

Broadlands Close, Bournemouth, BH8 0PN



Offers In Excess Of £270,000 Freehold

Call: 01202 430 108

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

# BELVOIR!

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



Call: 01202 430 108

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

MID TERRACED HOUSE | TWO DOUBLE SIZED BEDROOMS | LIVING ROOM | SEPARATE KITCHEN | ENCLOSED ENTRANCE PORCH | ENCLOSED CHILD FRIENDLY GARDEN | GAREDEN SHED | GARAGE IN BLOCK | GAS HEATING VIA RADIATORS | DOUBLE GLAZING

LOCATED CLOSE TO CASTLE POINT \* GOOD LOCAL SCHOOLING \* CLOSE TO BUS ROUTES \* MUST BE VIEWED

The entrance door opens into an enclosed entrance porch with a further door leading into the hall with stairs leading up to the first floor.

The living room is 15ft2 x 12ft2 and benefits from sliding patio doors opening out to the rear garden. Storage cupboard.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge works tops with tiled surrounds. Inset gas hob with filter hood over and electric oven under. Space for upright fridge/freezer. Space and plumbing for washing machine.

The first floor landing has a cupboard housing a 'Worcester 24cdi' gas combination boiler serving the heating and domestic hot water.

There are two double sized bedrooms.

The bathroom is fully tiled to all walls with a white suite comprising a pedestal wash hand basin, close coupled WC and panelled bath with integrated 'Mira' shower. Heated towel ladder.

Small front garden. The rear garden is fully enclosed with a paved patio abutting the full width of the rear elevation. The rest of the garden is laid to lawn with gated rear access. 7ft6 x 7ft6 garden shed.

There is a garage in block.

Council tax band B

# BELVOIR!

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

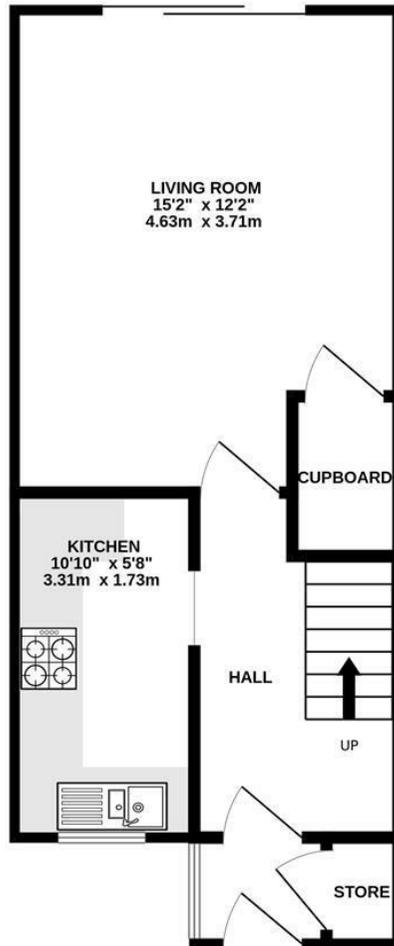


Call: 01202 430 108

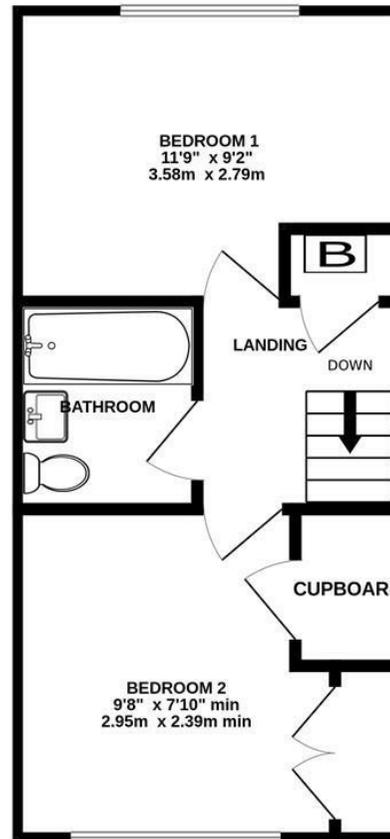
[belvoir.co.uk](http://belvoir.co.uk)



**GROUND FLOOR**  
338 sq.ft. (31.4 sq.m.) approx.



**1ST FLOOR**  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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>		
(69-80) <b>C</b>		
(55-68) <b>D</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