

BELVOIR!

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

Plantagenet Crescent, Bearwood, Bournemouth, BH11 9PL



Offers In Excess Of £325,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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EXTENDED SEMI-DETACHED FAMILY HOME | FOUR BEDROOMS | SEPARATE LIVING ROOM | OPEN PLAN DINING ROOM | 14FT FITTED KITCHEN AREA | FEATURE SPIRAL STAIRCASE | FAMILY BATHROOM | FAMILY FRIENDLY GARDEN | OFF ROAD PARKING FOR THREE CARS

DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS * LOCAL CO-OP & DOCTORS SURGERY

The front entrance door opens into an enclosed entrance porch with a further door opening into an area with a large cloaks cupboard and open access to the dining room.

The dining room has a front aspect window and open plan access to both the living room and to the kitchen area. A feature spiral stair case leads up to the first floor accommodation.

The living room is of a good size with front aspect window and French doors with matching side screens leading out to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with roll edge work tops incorporating a 1.5 bowl sink and tiled surrounds. Integrated oven, hob and extractor. Space for an 'American' style fridge/freezer. Integrated dish washer. Space and plumbing for washing machine. Rear aspect window and door to rear garden.

The first floor landing provides access to the four bedrooms and family bathroom.

The family bathroom is part tiled and comprises a floating wash hand basin with cabinet under, close coupled WC and panelled bath with shower mixer taps. Rear aspect window.

The front garden provides off road parking for three cars.

The rear garden is fully enclosed and laid in part to decking and in part to lawn. Garden shed.

Council tax band B

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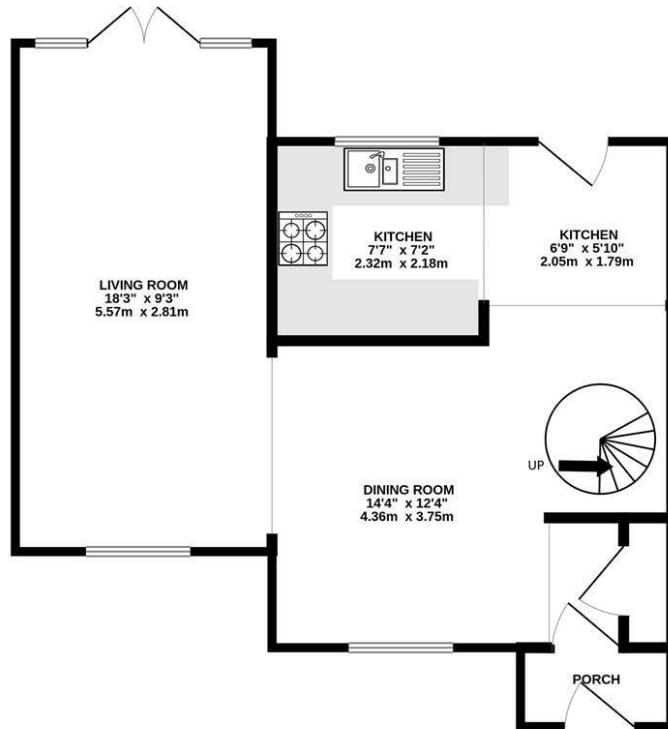


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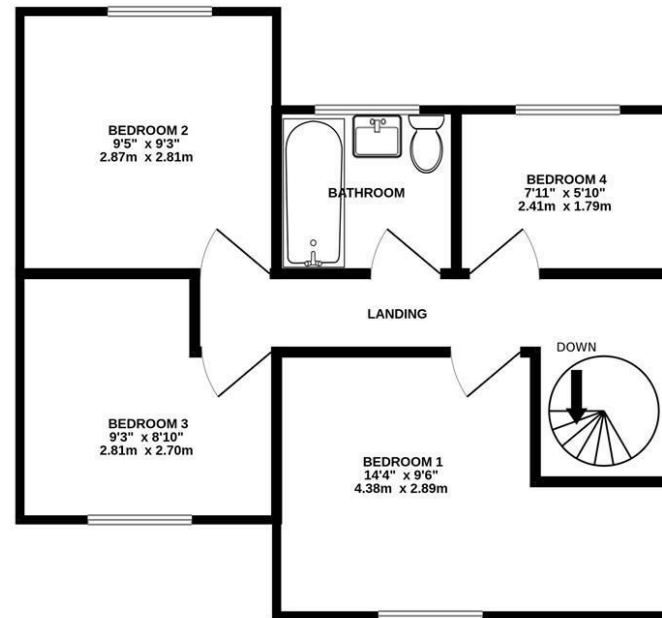
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GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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