

BELVOIR!

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

Jewell Road, Bournemouth, Dorset BH8 0JH



£1,350 Per Calendar Month

Call: 01202 430 108

belvoir.co.uk

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An IMMACULATELY PRESENTED END TERRACED HOUSE overlooking a GREEN AREA available now as an UNFURNISHED LET. The property has an EXTENDED LIVING AREA with FITTED KITCHEN with some INTEGRATED APPLIANCES, CLOAKROOM, TWO BEDROOMS, BATHROOM and PARKING.

END TERRACED HOUSE * AVAILABLE TO LET NOW * UNFURNISHED * IMMACULATE THROUGHOUT * TWO BEDROOMS * EXTENDED LIVING SPACE * FITTED KITCHEN AREA * DOWNSTAIRS CLOAKROOM * FULLY TILED BATHROOM * AMPLE OFF ROAD PARKING * ENCLOSED REAR GARDEN WITH SUMMER HOUSE * GAS HEATING VIA RADIATORS * DOUBLE GLAZED THROUGHOUT

The front entrance door opens into the hall with stairs to first floor. There is a downstairs cloakroom with a wall-mounted wash hand basin and close coupled WC.

There is an extended open plan living space with the kitchen area comprising a matching range of wall and floor cupboard units with contrasting wooden effect roll edge work tops with inset single drainer sink unit and tiled surrounds. Inset gas hob with extractor over and electric oven under.

There is a first floor landing with two bedrooms and a fully tiled bathroom with a white suite comprising a pedestal wash hand basin, close coupled WC and 'P' shaped bath with integrated shower and shower side screen.

The frontage has been laid as forecourt parking for several vehicles. The rear garden is fully enclosed with decking abutting the rear elevation. The rest of the garden is laid to lawn with a summer house at the far end of the garden.

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TOTAL FLOOR AREA: 569 sq.ft. (52.8 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		88
(81-91) B		
(69-80) C	73	
(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		

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