

BELVOIR!

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

Warmwell Close, Muscliffe, Bournemouth, BH9 3QJ



£1,400 Per Calendar Month

Call: 01202 430 108

belvoir.co.uk

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MID TERRACED HOUSE | LIVING ROOM WITH DIRECT GARDEN ACCESS | FITTED KITCHEN | TWO DOUBLE BEDROOMS | PART TILED SHOWER ROOM | NICE REAR GARDEN | FRONT GARDEN | CUL-DE-SAC LOCATION | GAS HEATING VIA RADIATORS | GAS HEATING VIA RADIATORS

UNFURNISHED LET * CLOSE TO EXCELLENT LOCAL SCHOOLING * CLOSE TO EXCELLENT LOCAL AMENITIES

The front entrance door opens into the entrance hallway with stairs to the first floor, archway to kitchen and walk through access to the living room.

The living room has sliding patio doors leading out to the rear garden.

The kitchen has a matching range of white wall and floor mounted cupboard units with contrasting work tops with inset single drainer sink unit and tiled surrounds. Integrated electric hob with oven under and cooker hood over. Space for other appliances. Front aspect window.

The first floor landing has doors to the bedrooms and shower room.

Bedroom one has fitted wardrobes with sliding mirrored doors and a rear aspect window.

Bedroom two also has a built-in wardrobe and front aspect window.

The shower room is part tiled with a modern white suite comprising a wash hand basin with cabinet under, close coupled WC and a large walk-in shower.

There is a small front garden and a decent sized enclosed rear garden with gated rear access. There is a decked area with pergola abutting the rear elevation with the remainder of the garden being laid to lawn.

Council tax band C

BELVOIR!

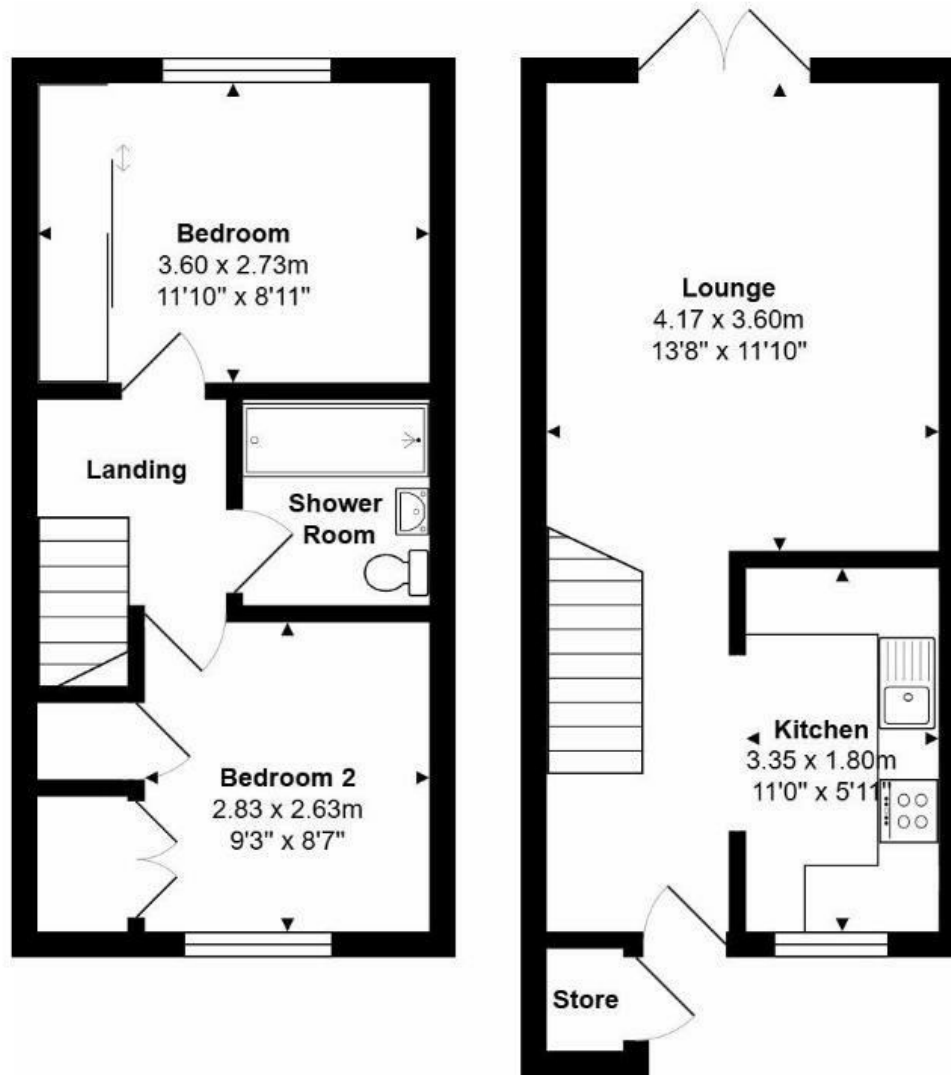
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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