

# BELVOIR!

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

Chesildene Avenue, Bournemouth, BH8 0DS



Asking Price £420,000 Freehold

Call: 01202 430 108

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

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THREE BEDROOM SEMI-DETACHED HOUSE | ONE BED SELF-CONTAINED ANNEX WITH SHOWER ROOM | LIVING ROOM | QUALITY FITTED KITCHEN/BREAKFAST ROOM | FAMILY BATHROOM | LOW MAINTENANCE REAR GARDEN WITH OUTBUILDINGS | ALLOCATED PARKING

GAS HEATING VIA RADIATORS \* DOUBLE GLAZED THROUGHOUT \* POPULAR RESIDENTIAL LOCATION \* CLOSE TO CASTLE POINT

The front entrance door opens into the hall with stairs to first floor.

The living room has French doors to the rear garden, large storage cupboard and door leading through to the kitchen/breakfast room.

The kitchen/breakfast room has a matching range of cream soft close wall and floor mounted cupboard units and contrasting roll edge work tops as well as a peninsular breakfast bar. 1.5 bowl sink. Integrated gas hob with extractor hood over and electric oven under. Space for other appliances. Tiled floor. A door opens into a rear lobby with another entrance door and door leading to the self-contained annex.

The self-contained annex comprises a lounge/kitchenette with French doors out to the rear garden and door to a double bedroom with rear aspect window and door to an ensuite shower room.

The first floor landing has a front aspect window and cupboard housing the gas boiler serving heating and domestic hot water.

There are two double bedrooms and a third small single bedroom currently used as an office.

The bathroom is part tiled with a white suite comprising a wash hand basin with cupboard under, concealed cistern WC and 'P' shaped bath with both a rain and body shower. Side aspect window.

The frontage is brick paved providing forecourt parking. In addition, there is an allocated parking space to the rear.

The rear garden is fully enclosed with a paved patio area abutting the rear elevation and laid to AstroTurf to the remainder. At the end of the garden is a block built outbuilding, green house and large shed with power and light.

Council tax band C

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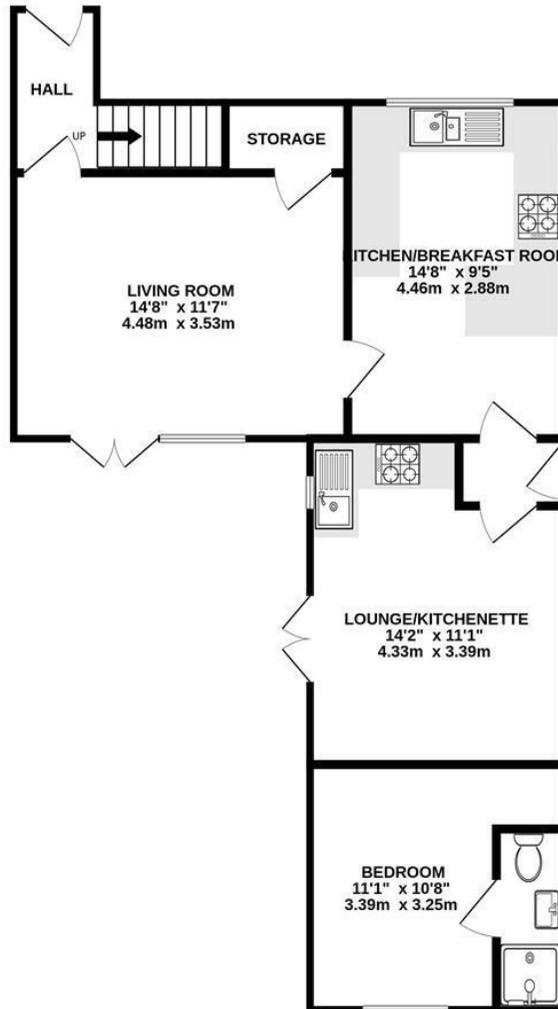


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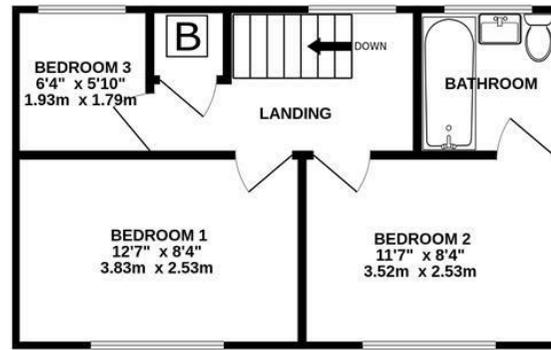
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**GROUND FLOOR**  
644 sq.ft. (59.8 sq.m.) approx.



**1ST FLOOR**  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 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) <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 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	