

BELVOIR!

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

Hatfield Gardens, Bournemouth, BH7 7HE



Offers In Excess Of £375,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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MODERN SEMI-DETACHED HOUSE | THREE BEDROOMS | LIVING ROOM | KITCHEN/DINING ROOM | DOWNSTAIRS CLOAKROOM | CONSERVATORY | BATH/SHOWER ROOM | DOUBLE WIDTH OFF ROAD PARKING WITH EV CHARGING POINT | GARDEN WITH PERGOLA AND SHED

GAS HEATING VIA RADIATORS * DOUBLE GLAZING * SOLAR PANELS * LARGE LOFT ROOM WITH SPACE SAVER STEPS & VELUX WINDOWS

The front entrance door opens into the kitchen/dining room which has a matching range of wall and floor mounted units with appliances and a separate dining area with stairs to the first floor.

There is a ground floor cloakroom

There is a good sized living room which then leads through to a good sized conservatory with access to the rear garden.

The landing has access to the three bedrooms and bath/shower room. Space saver steps offers access to a very useful loft room with dual aspect velux windows.

The frontage offers double width parking for two cars and has an electric vehicle charger point.

The rear garden is fully enclosed with gated rear access, pergola and garden shed.

Council tax band D

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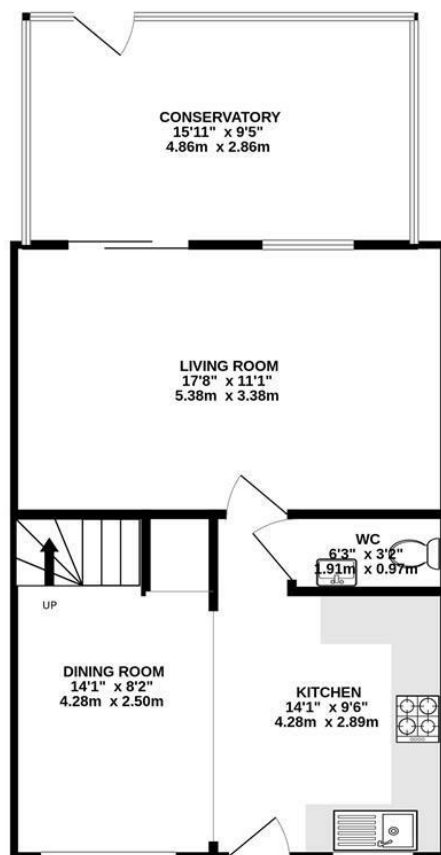


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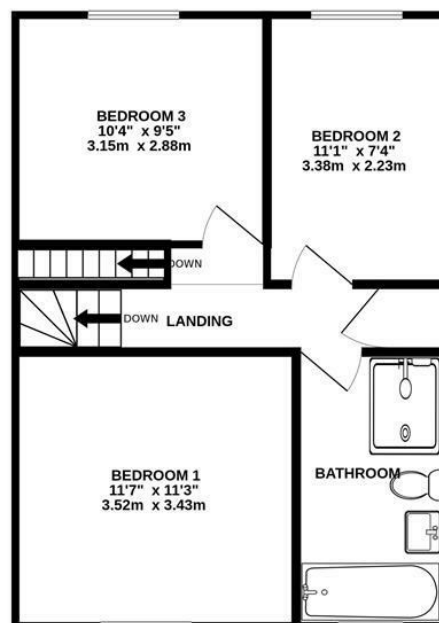
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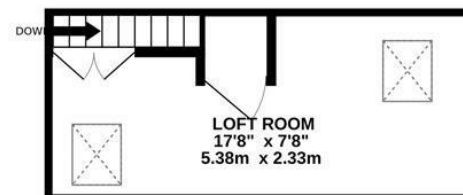
GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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	72	
(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		