

# BELVOIR!

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

Withermoor Road, Bournemouth, BH9 2NU



Offers In Excess Of £350,000 Freehold

Call: 01202 430 108

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



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DETACHED FAMILY HOUSE | FOR SALE WITH NO FORWARD CHAIN | THREE DOUBLE SIZED BEDROOMS | BAY FRONTED LIVING ROOM | SEPARATE DINING ROOM | KITCHEN/BREAKFAST ROOM | BATHROOM | OFF ROAD PARKING | SMALL GARDEN

DOUBLE GLAZED THROUGHOUT \* GAS HEATING VIA RADIATORS \* LOW MAINTENANCE REAR GARDEN \* LEVEL WALK TO THE MAIN WINTON SHOPPING AREA \* EASY ACCESS TO BUS ROUTES

The enclosed entrance porch has a further door opening into hall which has stairs to the first floor.

The living room has a front aspect bay window.

There is a good sized dining room with rear aspect window.

The kitchen/breakfast room leads from the dining room with a matching range of white wall and floor mounted cupboard units with contrasting roll edge work tops and peninsular breakfast bar. Inset single drainer sink unit. Range of integrated kitchen appliances. Dual aspect windows and side door to rear garden.

The first floor landing has a side aspect window and cupboard housing the 'Glow-worm' gas combination boiler serving the heating and domestic hot water

Bedroom one is a double in size with a front aspect bay window.

Bedroom two is a double in size with a side aspect window.

Bedroom three is a double in size with a rear aspect window.

The bathroom is part tiled to all walls with a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with a wall-mounted 'Mira' shower. Front aspect window.

The frontage has a dropped kerb with off road parking for two cars. A set of double gates lead to a small enclosed rear garden.

Council Tax Band C



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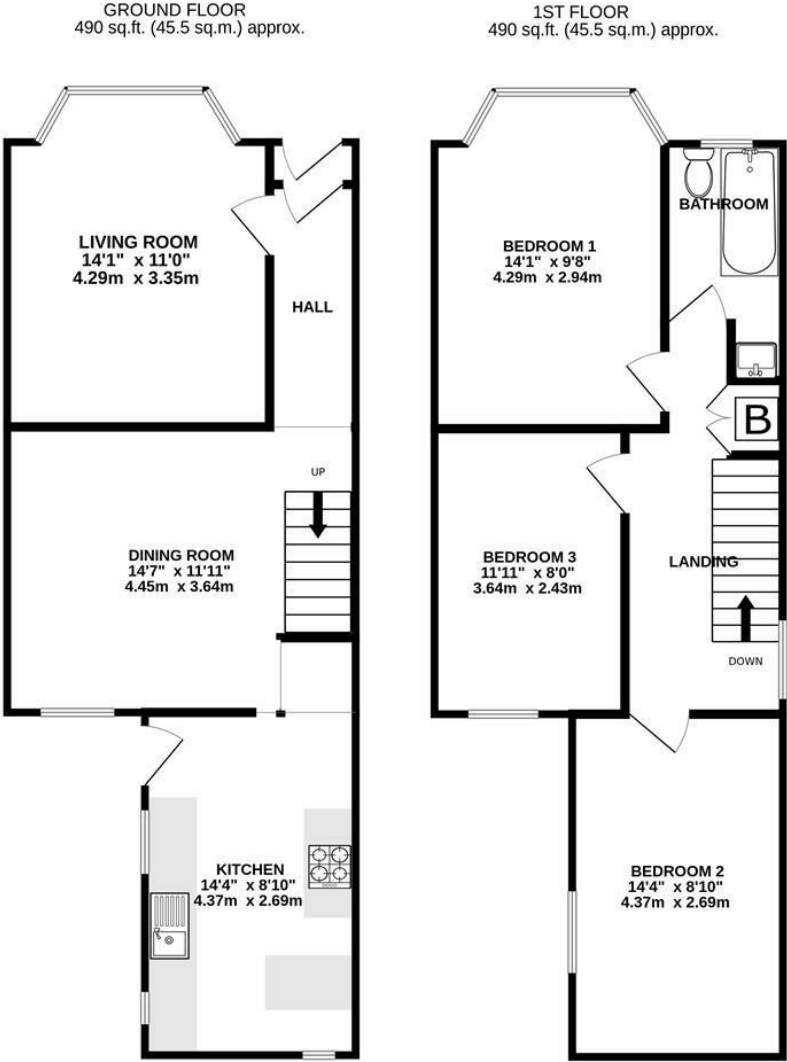
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TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

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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