

BELVOIR!

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

Craigmoor Avenue, Bournemouth, Dorset BH8 9LP



£500,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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A DETACHED CHARACTER HOUSE AVAILABLE NOW with NO FORWARD CHAIN in an EXCELLENT RESIDENTIAL ROAD. The accommodation has a FRONT RECEPTION ROOM, SITTING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, THREE BEDROOMS, SHOWER ROOM and EXCELLENT OFF ROAD PARKING.

NO FORWARD CHAIN * DETACHED CHARACTER HOUSE * THREE BEDROOMS * FRONT RECEPTION ROOM * SITTING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * CLOAKROOM * SHOWER ROOM * EXCELLENT OFF ROAD PARKING * GAS HEATING VIA RADIATORS * DOUBLE GLAZING

A covered side entrance door opens into the hall with stairs to first floor and doors to all principal ground floor rooms. There is a cloak room with wash hand basin and close coupled WC.

There is a front reception room with large bow window to the front elevation and second smaller window to the side elevation.

There is a large and bright kitchen/breakfast room with a matching range of wall and floor mounted cupboard units incorporating a 1.5 bowl sink unit, contrasting roll edge work tops and tiled surrounds. Integrated ceramic hob with extractor hood over and oven under. Integrated dish washer and fridge. An arched feature leads through to the sitting room which has double doors opening out to the rear garden.

There is a utility room with single drainer sink unit, cupboards and wall-mounted 'Vaillant' gas combination boiler serving the heating and domestic hot water. A door leads from here into bedroom three with a large front aspect window.

Stairs lead via a half landing to the first floor where there are two large double sized bedrooms and a fully tiled shower room with wash hand basin with cupboard under and mirror over, concealed cistern WC and double sized shower cubicle with integrated shower.

The frontage is mainly designed as forecourt parking for several vehicles and has gated side access to the enclosed rear garden which has two areas laid to paving and the rest being laid to lawn. Garden shed. Two outside storage units.

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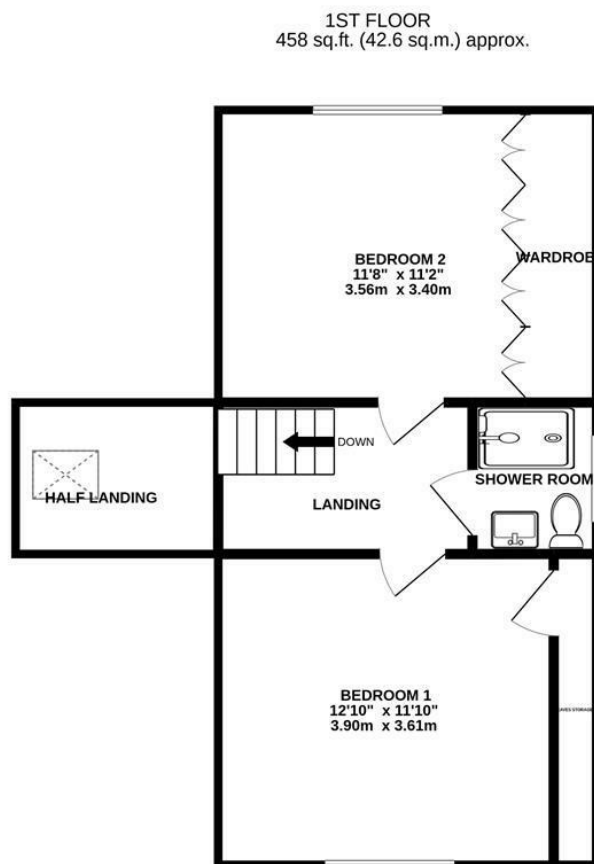
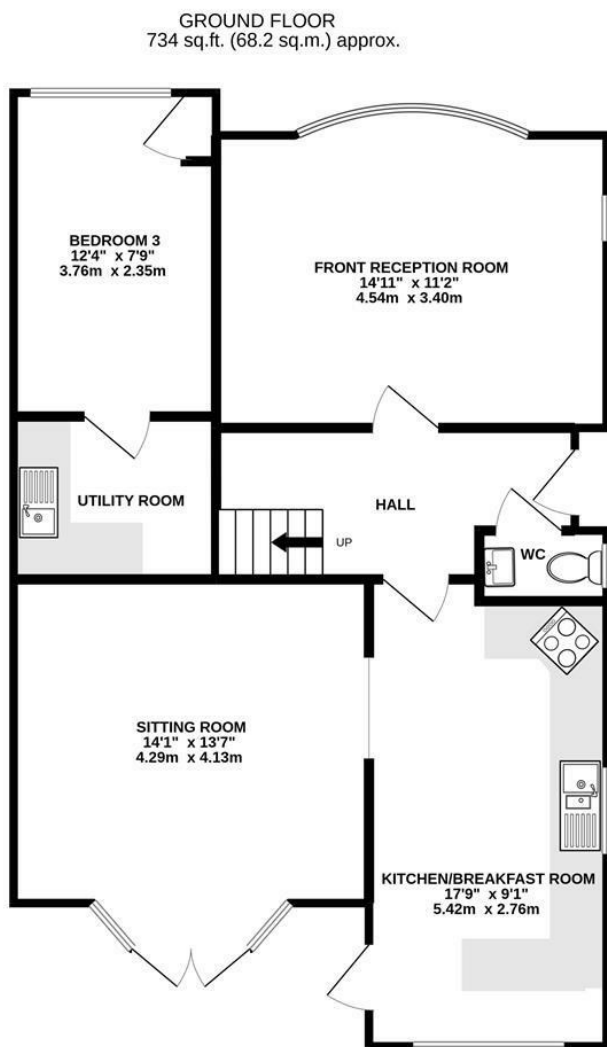
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TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

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		
(81-91) B		80
(69-80) C	62	
(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		