

BELVOIR!

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

Chesilbourne Grove, Bournemouth, BH8 0BA



Offers In Excess Of £400,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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WELL-PRESENTED DETACHED FAMILY HOUSE | THREE BEDROOMS | TWO BATHROOMS | GOOD SIZED LIVING ROOM | FITTED KITCHEN/DINING ROOM | UTILITY ROOM | CONSERVATORY | LONG SIDE DRIVEWAY WITH ELECTRIC CHARGER POINT FOR CAR | OFFICE (FORMERLY A GARAGE)

LOCATED CLOSE TO THE GRAMMER SCHOOLS AND CASTLE POINT * GAS HEATING VIA RADIATORS * DOUBLE GLAZED * NO THROUGH ROAD

The entrance door opens into the hall with door to a utility room with side aspect window, wash hand basin and plumbing for washing machine.

The living room has a large front aspect window, feature fireplace housing a wood burner, fitted display shelving and storage cupboards under, door leading to the kitchen/dining room.

The kitchen area comprises a matching range of wall and floor mounted cupboard units with contrasting work tops and tiled surrounds. Integrated 5 ring gas hob with double oven under and extractor canopy over. Integrated fridge, freezer and dishwasher. Cupboard housing a 'Worcester' gas boiler serving the heating and domestic hot water.

The conservatory has a side door to garden. Radiator.

The landing has a side aspect window and airing cupboard.

Bedroom one has a front aspect window, built-in wardrobe and a door to the ensuite shower room which has a side aspect window, walk-in shower cubicle, wash hand basin and close coupled WC.

Bedrooms two and three both have rear aspect windows.

The bathroom has a front aspect window, floating wash hand basin, close coupled WC and walk-in shower cubicle.

There is a long side driveway with an electric charging point. The garage, has been re-purposed to be used as an office.

The rear garden has been designed for easy maintenance with an abundance of flower and shrub life. Gated side access. A door opens into the 16ft x 7ft7 office which has a side aspect window, laminate floor and inset ceiling down lighters.

Council tax band D

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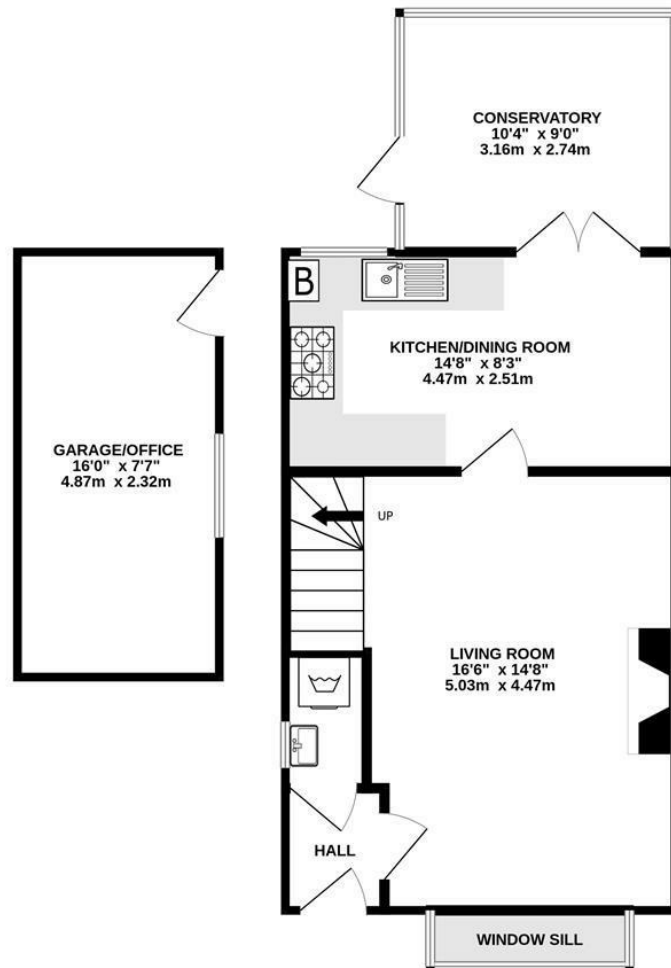


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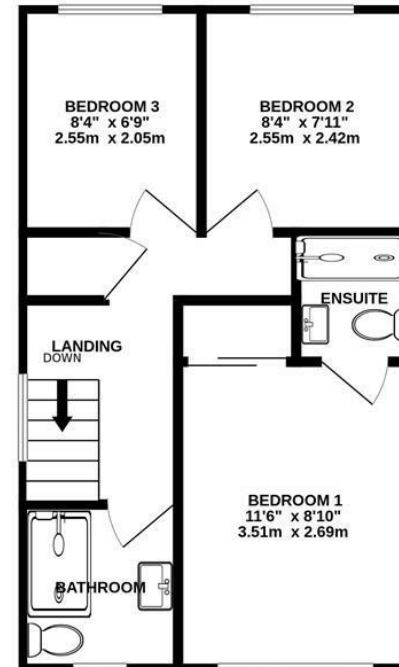
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GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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		
(69-80) C	72	77
(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