

BELVOIR!

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

Burnham Drive, Queens Park, Bournemouth, BH8 9EX



Asking Price £450,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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FOR SALE WITH NO FORWARD CHAIN | QUEENS PARK LOCATION | DETACHED BUNGALOW | THROUGH SITTING/DINING ROOM | LARGE KITCHEN WITH GAS 'AGA' | CONSERVATORY | TWO DOUBLE SIZED BEDROOMS | SHOWER ROOM WITH WALK-IN SHOWER | GARAGE | AMPLE PARKING | NICE SIZED REAR GARDEN

GAS HEATING VIA RADIATORS * DOUBLE GLAZING * EXCELLENT RESIDENTIAL LOCATION * BOARDED, CARPETED AND WALL-PAPERED LOFT ROOM WITH SKYLIGHT

Entrance door to an enclosed entrance porch with further door to a good sized hallway with two storage cupboards.

There is a through sitting/dining room with a large front aspect window and sliding doors leading to a good sized conservatory which in turn has double doors leading out to the rear garden.

There is a good sized kitchen with dual aspect windows and side door. There is a matching range of wall and floor mounted cupboard units with contrasting work tops and a gas 'AGA' stove. Space for other kitchen appliances.

There are two double sized bedrooms.

The shower room is tiled with dual side aspect windows with a white suite comprising a floating wash hand basin, close coupled WC and a walk-in shower cubicle.

There is a generous front garden with ample off road parking as well as a garage with electric garage door.

The rear garden is fully enclosed with a raised patio and laid mainly to lawn with a range of mature shrubs. Newly built summerhouse.

Council tax band E

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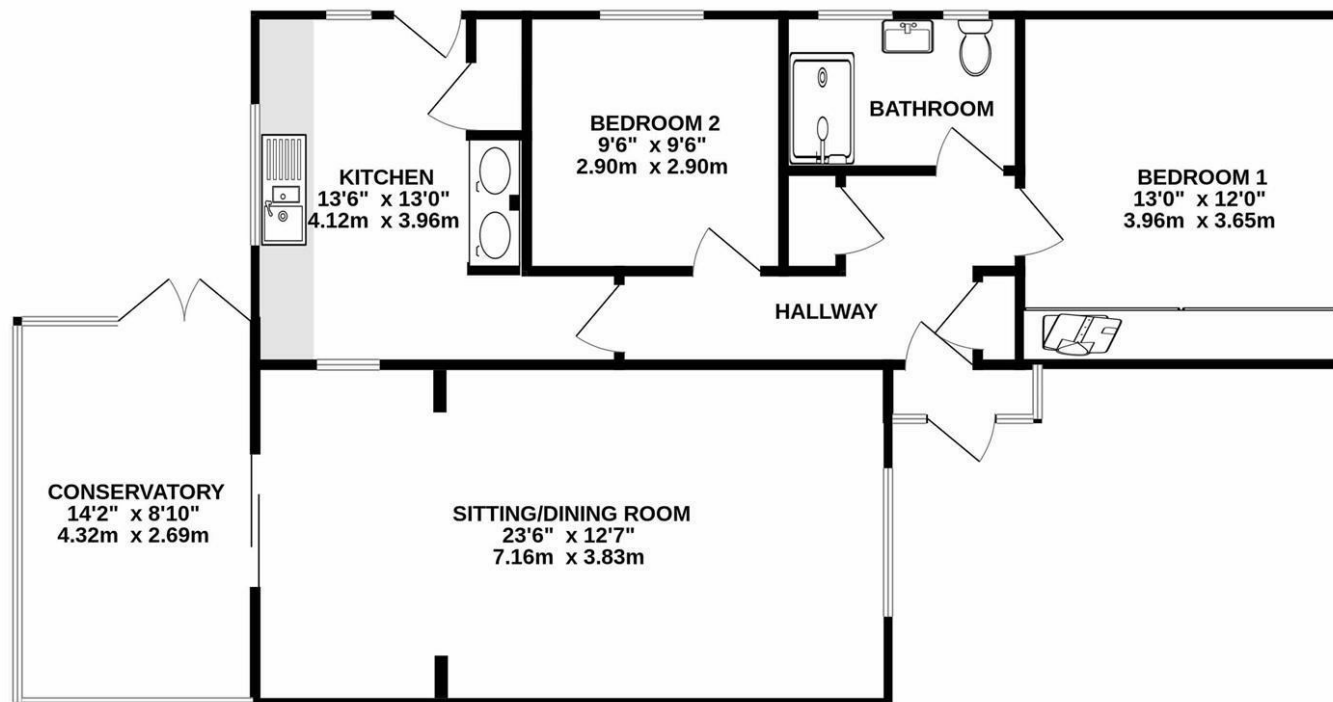


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DETACHED BUNGALOW 953 sq.ft. (88.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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		
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