

BELVOIR!

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

Holdenhurst Avenue, Bournemouth, Dorset BH7 6RA



£500,000 Freehold

Call: 01202 430 108

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A SPACIOUS DETACHED CHARACTER THREE DOUBLE BEDROOM FAMILY RESIDENCE in BOSCOMBE EAST offered for sale with NO FORWARD CHAIN. There are TWO DUAL ASPECT RECEPTIONS ROOMS, a LARGE KITCHEN with UTILITY AREA, CLOAKROOM, BATHROOM and SECURE OFF ROAD PARKING.

DETACHED CHARACTER HOUSE * NO FORWARD CHAIN * OVER 1250 SQ FT OF ACCOMMODATION * THREE DOUBLE SIZED BEDROOMS * TWO LARGE DUAL ASPECT RECEPTION ROOMS * BIG KITCHEN * DOWNSTAIRS CLOAKROOM * FAMILY SIZED BATHROOM * EXCELLENT SECURE OFF ROAD PARKING * REAR PORCH * GAS HEATING VIA RADIATORS * DOUBLE GLAZING

The front entrance door opens into a lobby area with adjacent ground floor cloakroom which extends to the reception hallway with doors to all ground floor principal rooms.

The living room has a large bay window to the front elevation with second window to the side elevation. There is an attractive fireplace feature providing an excellent focal point to the room. The dining room has dual side aspect windows a double doors opening out to the rear garden.

The kitchen comprises a matching range of wall and floor mounted cupboard units with contrasting roll edge works tops with inset 1.5 bowl sink unit and tiled splash backs. Inset gas hob with extractor hood over and electric oven under. An archway leads to a further section with a wall-mounted 'Baxi' gas boiler serving the heating and domestic hot water with space for washing machine and tumble dryer.

There is a good sized landing with three double sized bedrooms and a fully tiled family bathroom with a white suite comprising vanity mounted wash hand basin with fitted cabinets over and under, close coupled WC and 'P' shaped bath with integrated shower and shower side screen.

The property sits on the corner of Holdenhurst Avenue and Colemore Road with gardens to front, side and the rear with gated vehicular access leading from Colemore Road.

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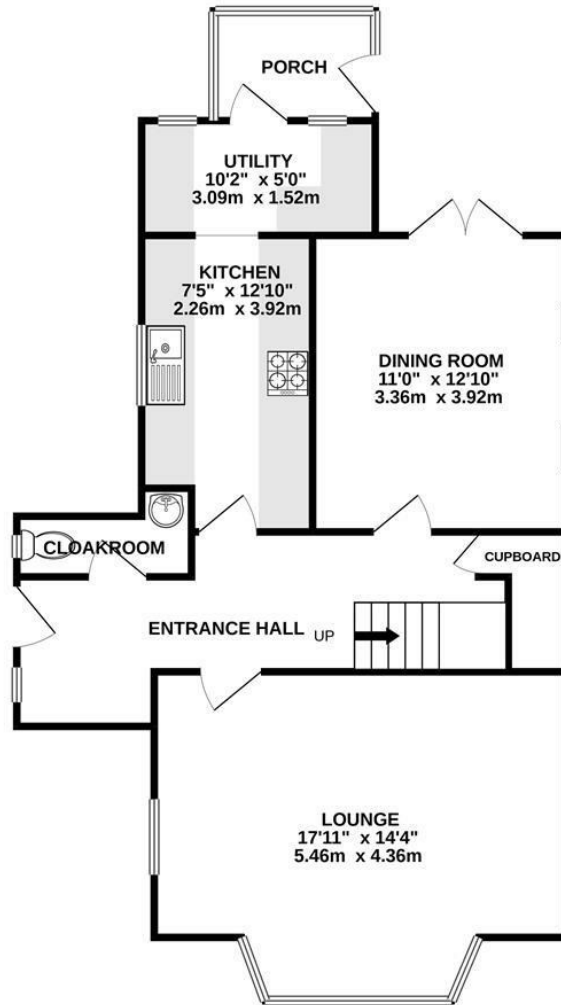


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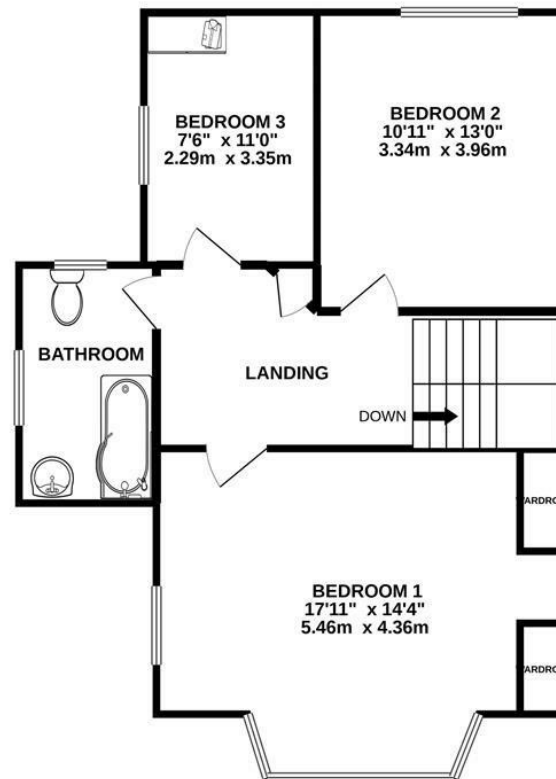
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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (125.9 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		77
(69-80) C		
(55-68) D	49	
(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		