

BELVOIR!

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

Prory View Road, Bournemouth, BH9 3JH



Offers In Excess Of £375,000
Freehold

Call: 01202 430 108

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* DETACHED HOUSE * THREE/FOUR BEDROOMS * GARAGE * KITCHEN/DINER * PRIVATE GARDEN * NO FORWARD CHAIN * DRIVEWAY *
POPULAR BH9 LOCATION *



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Upon entry to this this character home you are greeted with a large open reception hall which provides access to a utility room, W/C, reception room/bedroom, and the stunning open plan kitchen/dinner/lounge. The hub of the ground floor is a large kitchen/dinner which measures over 19ft in length. The modern kitchen offers wall and base mounted units, and room for numerous appliances. The kitchen benefits from double doors leading to the rear garden.

Upstairs the property boasts three bedrooms and a modern fully fitted bathroom.

To the rear of the property you have a generously sized garden which is made up of lawn and patio. To the front you have a block paved drive way which leads to the garage.

The Property is located in the sought after BH9, Moordown area superbly located for families with an abundance of primary and secondary schools, within walking distance of Winton/Moordown high street and its plethora of local shops, supermarkets, amenities and bus routes along with local and national transport links in and of Bournemouth via the Wessex way. Also a short drive from Castlepoint shopping centre and nearby Redhill common/park.

BELVOIR!

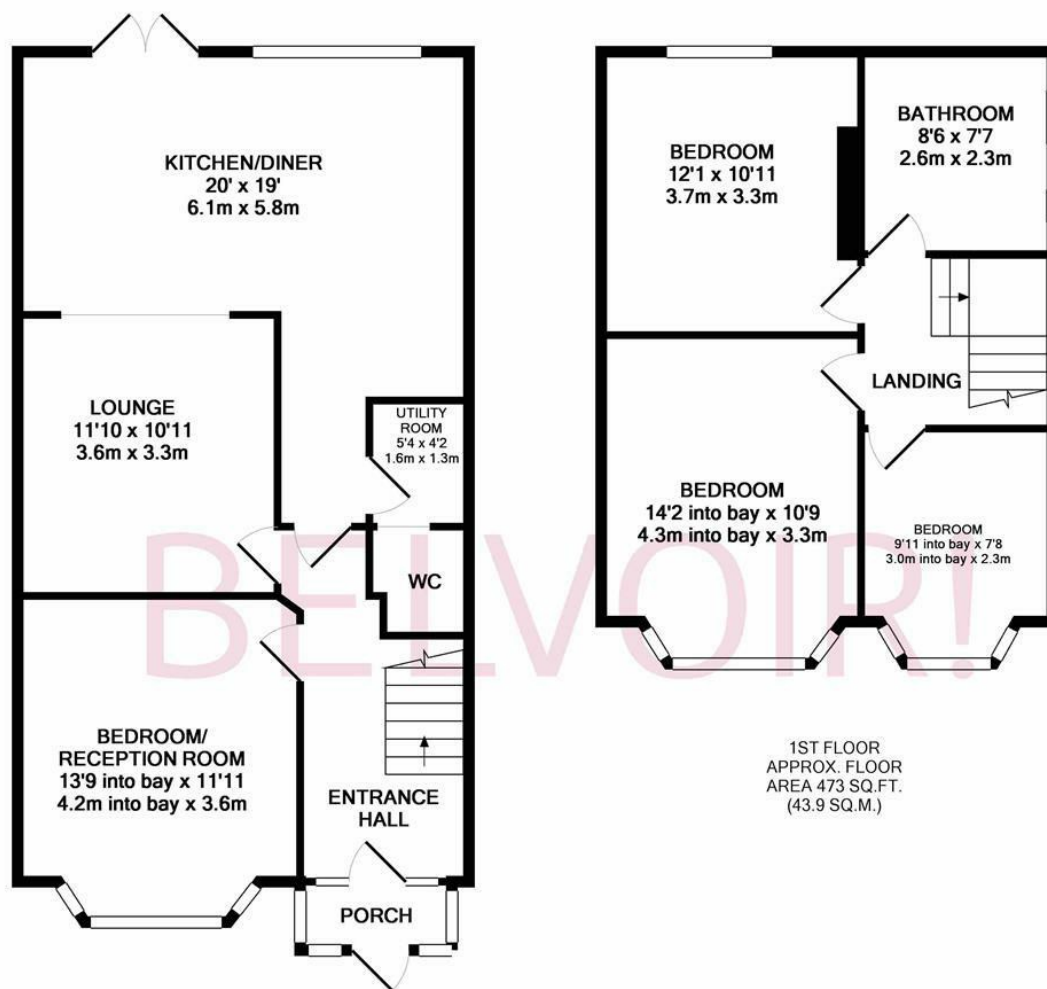
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GROUND FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		81
(69-80) C	67	
(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		76
(69-80) C	62	
(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