

# BELVOIR!

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

Colehill Crescent, Bournemouth, Dorset BH9 3QH



**£410,000 Freehold**

**Call: 01202 430 108**

**[belvoir.co.uk](http://belvoir.co.uk)**



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A GREAT OPPORTUNITY to own this FOUR BEDROOM DETACHED HOUSE in MUSCLIFFE with other accommodation comprising SPACIOUS LIVING ROOM, DINING/GARDEN ROOM, FITTED KITCHEN, UTILITY ROOM, FAMILY BATHROOM, SUMMER HOUSE and PARKING for NUMEROUS VEHICLES.

DETACHED FAMILY HOUSE \* FOUR BEDROOMS \* SPACIOUS LIVING ROOM \* DINING/GARDEN ROOM \* FITTED KITCHEN \* DOWNSTAIRS CLOAKROOM \* UTILITY ROOM \* FAMILY BATHROOM \* DECENT SIZED REAR GARDEN \* SUMMER HOUSE & SHED \* OFF ROAD PARKING FOR NUMEROUS VEHICLES \* GAS HEATING VIA RADIATORS \* DOUBLE GLAZING THROUGHOUT

The front entrance door opens into the hall with doors to the living room, kitchen, utility room and cloakroom comprising a wall-mounted wash hand basin and close coupled WC.

The living room is spacious, bright and airy with stairs to the first floor and linking access to a very well-proportioned dining/garden room which in turn leads out to the rear garden.

The kitchen has a matching range of soft close wall and floor mounted cupboard units with contrasting roll edge work tops incorporating an inset single drainer 1.5 bowl sink unit. There is a gas hob with extractor hood over, electric fan assisted double oven, dish washer and fridge. There is a separate utility room which houses the gas boiler serving the heating and domestic hot water.

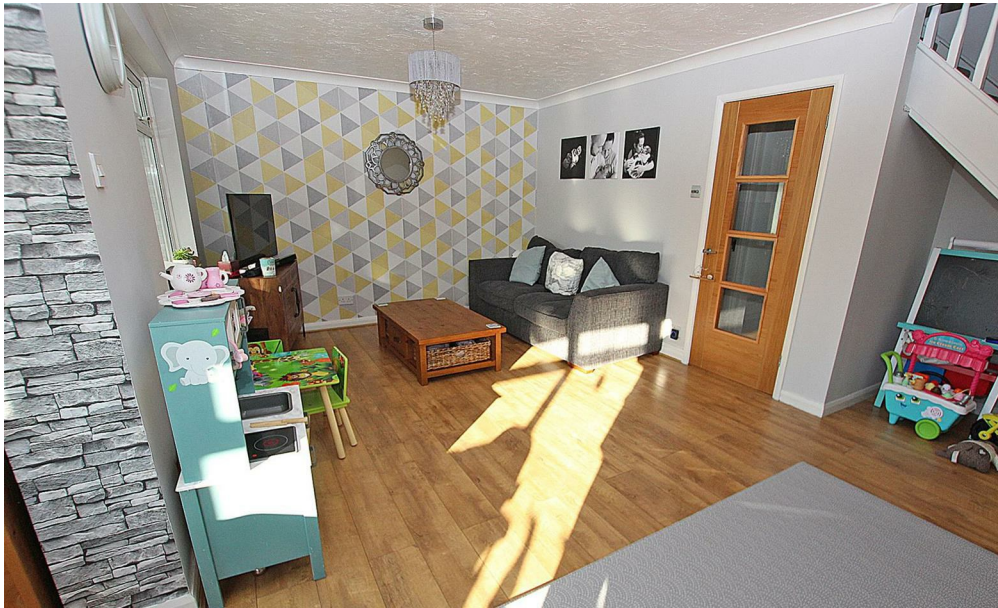
The first floor landing gives access to the four bedrooms and fully tiled family bathroom which has a white suite comprising pedestal wash hand basin, close coupled WC and 'P' shaped bath with shower hose attachment and shaped shower side screen.

The frontage is set out as forecourt parking for numerous vehicles with gated side access to a good sized rear garden with summer house and shed.



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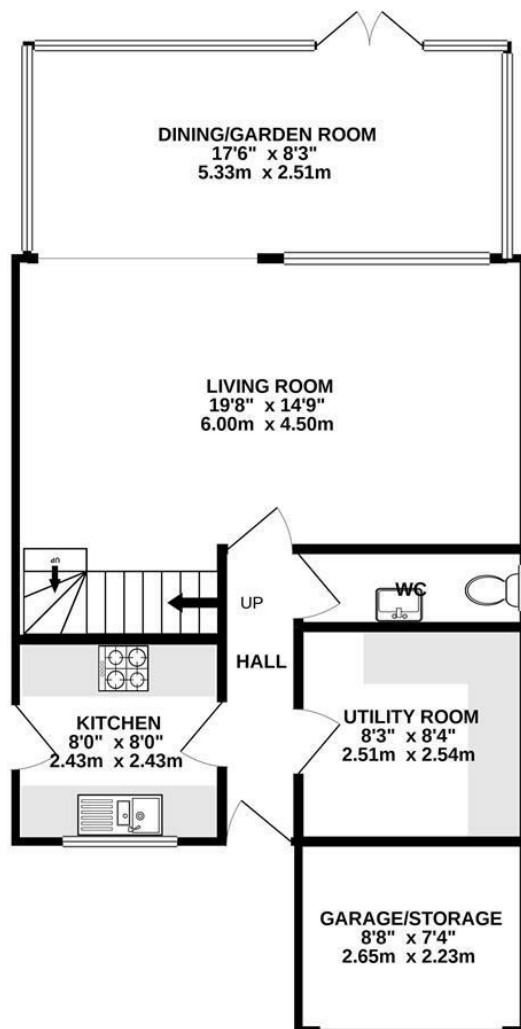
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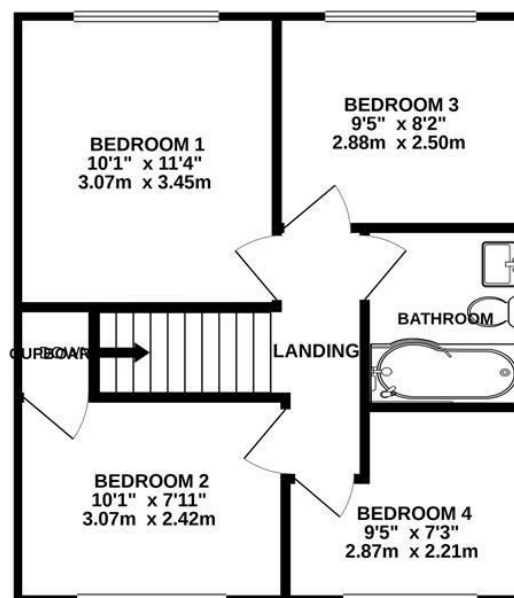




GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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		79
(69-80) C	66	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		74
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		