



**81 CASTLE LANE WEST**  
Bournemouth, BH9 3LH

**Carter Jonas**



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## 81 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH

### DETACHED 4 BEDROOM HOME WITH GREAT POTENTIAL

- Living room
- Dining room
- Study
- Kitchen / breakfast room
- Utility room
- 4 bedrooms
- Family bathroom
- Generous gardens to front and rear
- Driveway and detached garage
- Requiring updating and modernisation

#### DESCRIPTION

The property offers great scope for improvement and general refurbishment. The current layout comprises a hallway which provides access to all the principal reception rooms and the kitchen / breakfast room. There is a utility room adjoining the kitchen, and this has a door to the rear garden, as does the dining room. On the first floor there are 4 bedrooms and a family bathroom.

#### OUTSIDE

Externally, there are gardens to the front and rear, which are mainly laid to lawn with patio areas. In addition to the garage there is a driveway with parking for several cars.





## LOCATION

Bournemouth town centre offers full access to a multitude of shopping, restaurants and its lively arts and media scene and café culture. The new West Central leisure development boasts the latest in multiplex cinema and chain restaurants.

Adjoining Bournemouth is a wealth of opportunity to explore and enjoy, with the surrounding area's include Britain's best scenery including Sandbanks, Studland Bay, the Jurassic Coast, Lymington sailing resort, Corfe Castle and the New Forest National Park, to name but a few.

London is only a couple of hours away, either by car or a frequent, direct train service to London Waterloo in under 2 hours and Bournemouth International airport is 5 miles away, and ferries run daily from nearby Poole Harbour to France and the E.U.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains electric, water and drainage. Gas central heating. Broadband: Fibre to the premises (FTTP). For internet and mobile services check Ofcom's website.

**Local Authority:** Bournemouth, Christchurch and Poole Council (Bournemouth). Council Tax Band D.

**Agent's note:** The vendor is a registered charity and as such restrictive covenants will be imposed.

**Viewings:** Strictly by appointment through the agent, Carter Jonas, 01962 842742.





TOTAL FLOOR AREA : 2056 sq.ft. (191.0 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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#### IMPORTANT INFORMATION

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