



203 Castle Lane West

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ESTATE & LETTING AGENTS

# 203 Castle Lane West, Bournemouth, BH9 3LD

On Entry to the bungalow you are greeted by carpet throughout and neutral décor being a common theme through every room. With the property recently refurbished it has a modern and stylish finish throughout.

A spacious sitting room benefits from a dual aspect whilst the kitchen has been recently re-fitted with a high quality high gloss kitchen comprising a range of base and eye level units with soft close doors and drawers as well as benefitting from new Bosch appliances including induction hob, electric oven, dishwasher, washing machine and fridge/freezer. The kitchen also gives ample room for a breakfast table and access to a useful rear porch in turn giving access to the rear garden

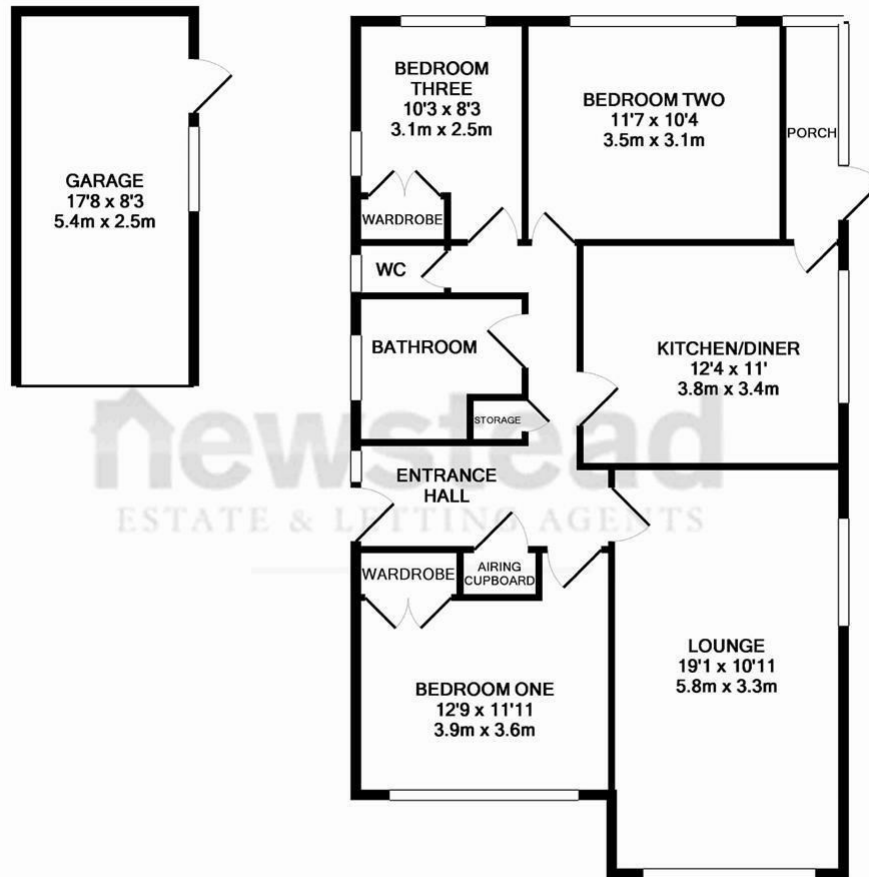
there are three bedrooms, which are well proportioned, two of which benefit from built-in wardrobes. The bedrooms are served by a recently refitted bathroom with contemporary polished porcelain floor and wall tiling and a white three piece Villeroy and Bosch bathroom suite comprising WC, wash hand basin and panelled bath with glazed shower screen. There is also an additional WC.

Outside of property To the front is laid to lawn with driveway running down the side of the property, ample parking, leading to the garage, further access to the other side of the property, pathway leading down to the rear garden which has a patio area at the start of the garden, laid to lawn, flowers to borders, patio at the far end of the garden with views over the fields.

The Property is located in the sought after BH9, Castle Lane West location, within close vicinity of Castle lane west and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from castle point shopping centre and the Wessex way in and out of Bournemouth, perfect for commuters.







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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