



Castle Lane West
Bournemouth
BH8 9TJ

Ideal Buy to Let Investment Opportunity

Recently modernised 3 bedroom detached chalet bungalow in a convenient location with front & rear garden plus off-road parking

£415,000

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This immaculate 3 double bedroom chalet bungalow has been fully refurbished throughout and presents an ideal turn-key investment as a Buy-to-let opportunity. It is currently let on a fixed-term Assured Shorthold Tenancy which could be continued on an ongoing basis should it be a preferred option. A rental yield of between 4–6% could easily be achieved in today's rental market and it offers tenants a much sought-after and convenient location with all the local amenities on offer.

Alternatively, the property would also make an excellent primary residence (vacant possession on completion) perhaps for professionals looking for a convenient and commutable location close to Bournemouth town and the A338 Wessex Way. Royal Bournemouth Hospital is also very near by making it equally a good option for an older generation.

The location also offers easy access to Bournemouth's blue flag beaches and the train station close by with it's link to London Waterloo in



under 2 hours. A number of large national employers such as JP Morgan, Nationwide, Vitality and LV have their offices just a short drive away.

This delightful property has the added benefit of a good sized plot with both a front and rear garden, and off-road parking for several vehicles with the long frontage providing a natural barrier from residual road noise. Furthermore, the property is well set back on an access slip road but with the convenience of easy access to Castle Lane West and its connections to Bournemouth, Christchurch and Poole.

Within a short distance further along Castle Lane West is the very popular shopping centre of Castlepoint with it's range of high street brands, coffee shops and eateries. Local bus routes are also very accessible and provide opportunities to visit Charminster (with it's great selection of vibrant restaurants and bars) as well as Bournemouth and Poole town centres.

Also nearby are a number of highly acclaimed local schools, including both Girls and Boys Grammar Schools .



GROUND FLOOR
APPROX. FLOOR
AREA 671 SQ.FT.
(62.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 179 SQ.FT.
(16.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 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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As you enter this delightful bungalow it is immediately evident it has been tastefully refurbished throughout with modern wood flooring, walls in neutral grey and attractive spot-lights. All rooms downstairs lead off the bright hallway which in turn leads into the spacious open-plan kitchen/living/dining area with lovely views onto the sizeable rear garden.

The modern kitchen is fitted with integrated appliances including dishwasher, oven and hob and with garden views from the kitchen sink.

The living/dining area benefits from a stylish black vertical radiator and there is plenty of room for both dining table and chairs, and a lounge sitting area with double patio doors leading out onto a raised decking and the rear garden beyond. There are plenty of wall sockets and connections for tv and broadband, making this space an ideal family open plan living area.



On the ground floor are two of the three double bedrooms, all of which have been tastefully decorated, carpeted and benefiting from spot ceiling lights, comprising as follows:

The master bedroom with window views to the front garden benefits from a good sized en-suite elegantly tiled and fitted with modern sink, shower and WC.

The second bedroom is also a substantial double and has the added feature of a triple-bay window with views over the front lawn.

Upstairs from the hallway leads into the third double, a substantial loft bedroom benefiting from the Velux window and could be used as an alternative master bedroom if preferred.

The modern family bathroom is contemporarily fitted with an elegant rectangular basin, WC, full length bath with shower over and shower glass.



The front of the property is set back from the road and nestled in a sheltered spot with more favourable and quieter access via an adjacent service road to Castle Lane West. The bungalow also benefits from the long front garden which is mostly laid to lawn alongside a private paved drive area with space to park two or three vehicles off-road.

At the rear of the property is a generous rear garden which is not overlooked, and comes with raised decking area and recently upgraded panel fencing on all three sides, making this a very private and secure rear garden space, great for keeping pets, making it a very private and suitable family home.

Location, location. The property is very conveniently located within a short walk of the well known and very popular Castlepoint shopping complex with its range of high street names, restaurants and coffee shops. The property benefits from immediate access via Castle Lane West to the A338 Wessex Way with fast routes into Bournemouth, Christchurch and Poole as well as the M27 and M3 motorways to Southampton, Winchester and London. Bournemouth Train Station is also close with direct trains to London Waterloo in under 2 hours and Bournemouth International Airport with regular flights to Europe and overseas destinations.

Within a short distance are Bournemouth's award-winning Blue Flag beaches, the town centre and gardens and Bournemouth's famous pier.

Royal Bournemouth Hospital is conveniently nearby and the property is also near to the highly acclaimed and over-subscribed local schools, including both Girls and Boys Grammar Schools.





PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services. **Registered in England & Wales Company No. 12113288**

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