



## 6 Oakford Court Landford Way

Throop, Bournemouth, BH8 0NZ

**Guide price £335,000**





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A two double bedroom semi-detached house which has been modernised by the current owners and is located in the popular residential area of Throop.

The property offers generous accommodation throughout including a modern kitchen/diner.

Entry to the property is via the porch which leads in to the kitchen/diner. There is a ground floor cloakroom which has part tiled walls, WC, wash hand basin with vanity unit and heated towel rail.

The kitchen/diner benefits from wall mounted and base units with work surface over. Integrated appliances include an oven and grill, induction hob & extractor fan, dishwasher, washing machine, tumble dryer and fridge/freezer.

The lounge is at the rear of the property with stairs leading to the first floor. Further benefits to the lounge include a fireplace surround, under stairs storage and UPVC double glazed sliding patio doors that lead on to the conservatory.

The first floor offers two double bedrooms. Both bedrooms benefit from built in sliding door wardrobes. The landing area also provides access to the loft.

The modern family bathroom benefits from a bath with shower over and glass shower screen, tiled walls and floor, WC, wash hand basin with vanity unit and heated towel rail.

Further benefits to the property include gas central heating and UPVC double glazing.

Externally the property benefits from a well presented and enclosed rear garden. There is a decked area

along with a laid lawn. A rear gate provides access to the green at the rear whilst a side gate provides access to the front of the house. There is a timber framed lean to along with a covered bin store.

To the front of the property is a small laid lawn and a path leading to the front entrance. The property also benefits from off road residents parking and a garage in a block.

The property is conveniently located in the popular Throop area of BH8. Castlepoint shopping centre is a short walk away. Local primary and secondary schools (including the popular grammar secondary schools) are within catchment. Stour Valley nature reserve and river walks are close by.

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Road Map



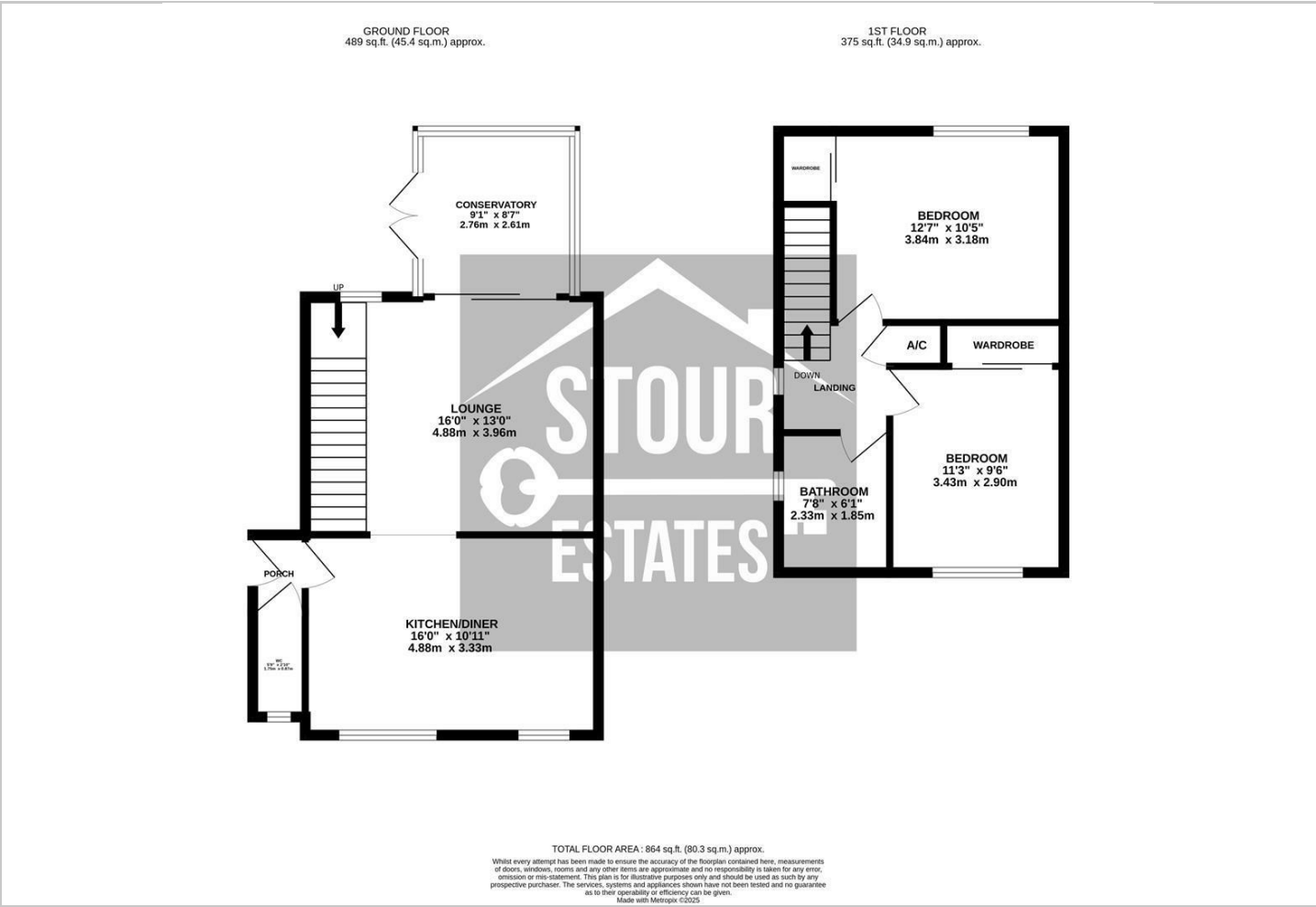
Hybrid Map



Terrain Map



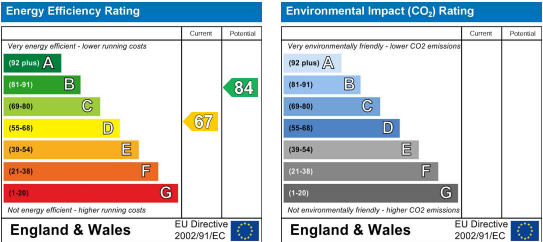
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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