



21 Calmore Close

Throop, Bournemouth, BH8 0NN

Guide price £299,950



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Located in a quiet cul-de-sac in Throop is this well presented two double bedroom mid-terrace house. Entry to the property is via a porch which leads into the lounge/diner. The lounge/diner has stairs leading to the first floor with the kitchen located at the rear of the house.

The kitchen has a number of wall mounted and base units with work tops as well as space for appliances such as an oven, washing machine and fridge/freezer. A cupboard within the kitchen also houses the gas combi boiler.

The first floor benefits from two double bedrooms. The first floor landing provides access to the loft. The second bedroom benefits from a storage cupboard. There is a well presented bathroom which benefits from fully tiled walls and floor, a bath with shower attachment and glass shower screen, wash hand basin, WC and heated towel rail.

The private rear garden is enclosed via a fence with a slabbed patio area as well as an artificial lawn. A rear gate leads on to a path that can access the residents parking and garage.

To the front there is a laid lawn. The property also benefits from a garage in a block with an up and over door. There is residents parking.

The property is conveniently located in the popular Throop area of BH8. Castlepoint shopping centre is a short distance away. Winton and Moordown high street is also within close proximity with it's plethora of shops, takeaways and supermarkets. Local bus routes servicing Poole & Bournemouth are within

close proximity. Local primary and secondary schools (including Epiphany and Muscliff primary and Bournemouth school for boys and girls) are nearby.

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Road Map



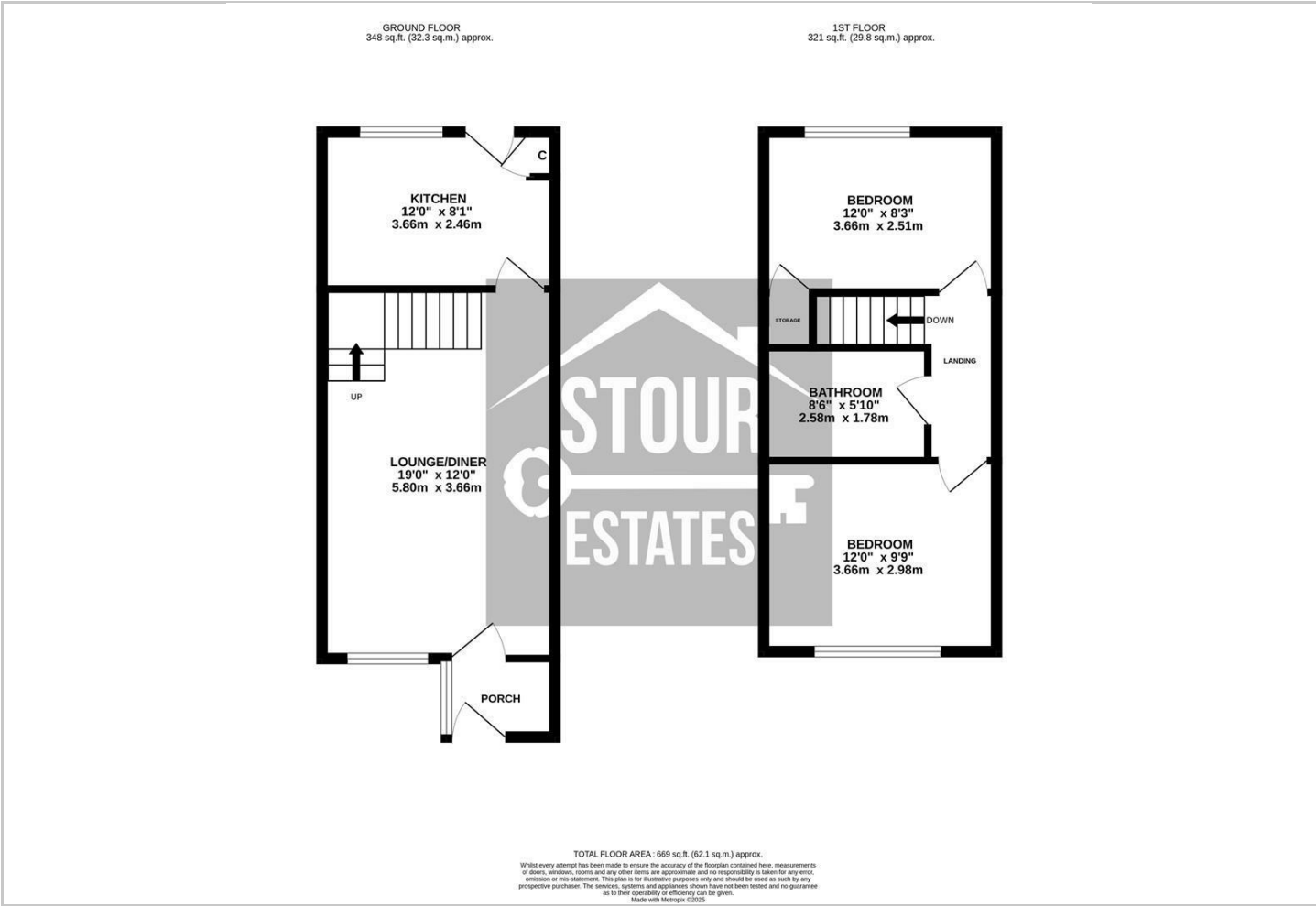
Hybrid Map



Terrain Map



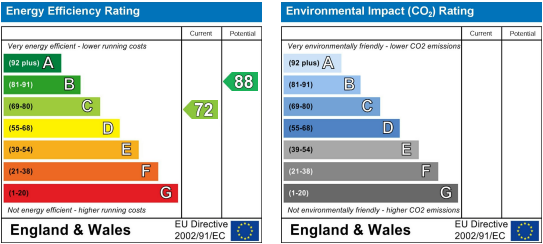
Floor Plan



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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