



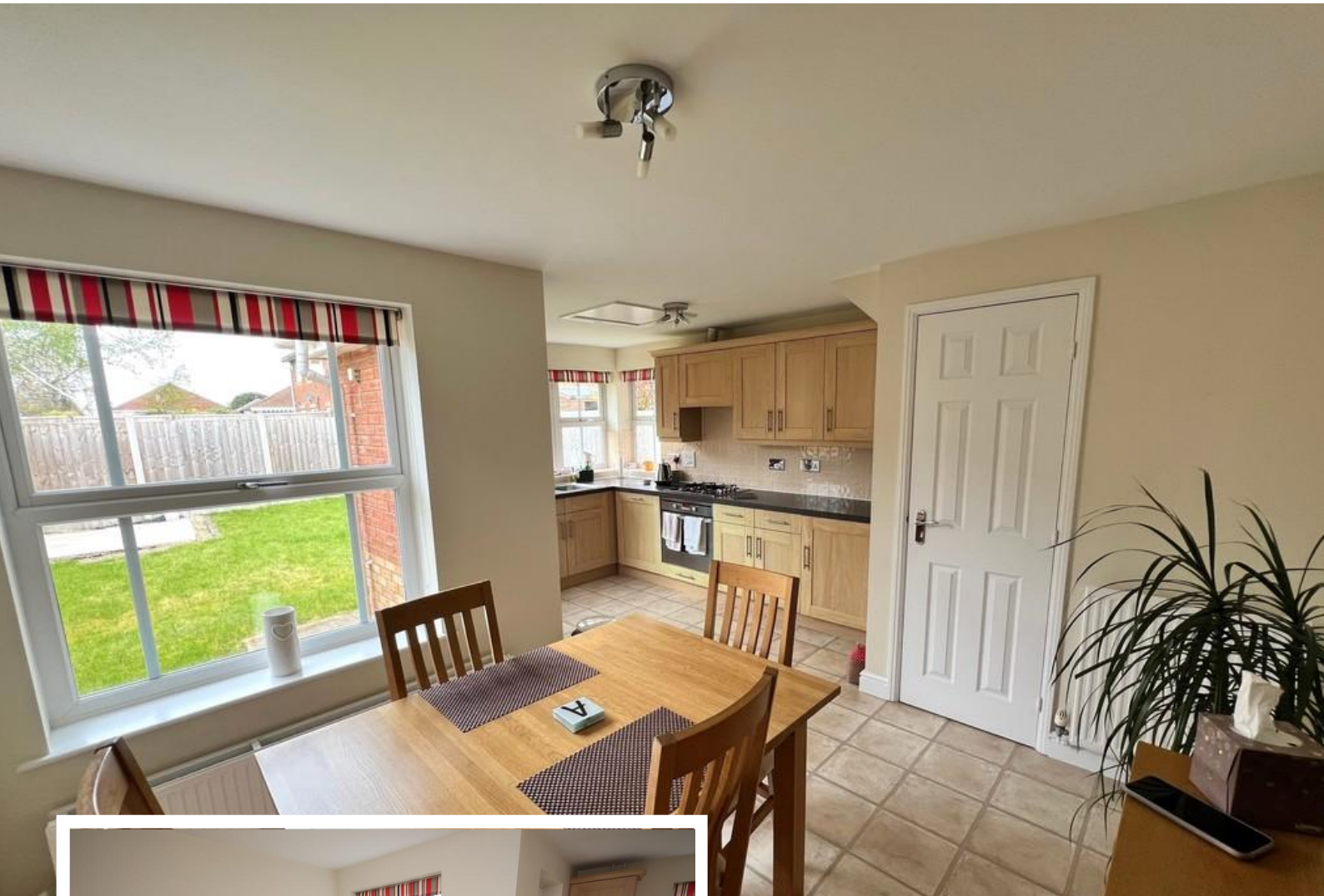
Q Quinn & Co
ESTATE AND LETTING AGENTS

Seagrim Road, Throop, Bournemouth

- Three bedroom detached house
- Driveway
- Downstairs WC
- Recently refurbished Ensuite

£450,000
EPC Rating 'C'





Property Description

A well presented three bedroom detached house located in a premier residential location within moments of the picturesque Throop Village and river walks. The property also provides easy access to main transport links, Bournemouth Town Centre and is set within highly sought after school catchments. Offering well planned accommodation, the property features two reception rooms, master bedroom with fitted wardrobes and recently refurbished en suite shower room along with off road parking and generously sized rear garden.

On entering the property a welcoming hallway, with stairs leading to the first floor landing, door leads into the living room overlooking the front aspect. An open plan kitchen/diner is situated to the rear of the property with a door leading onto the rear garden. The kitchen, also overlooks the rear garden, features a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of integrated appliances. The ground floor accommodation is complete with a WC.



There are three bedrooms on the first floor, all of which are generous in size with the master bedroom benefitting from bespoke fitted wardrobes and a refurbished en suite shower room. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin and bath, both shower fittings are of a high quality 'Aqualisa'.

Externally the property features a spacious rear garden being mainly laid to lawn with a patio and door leading to the rear of the garage. To the front a tarmac driveway provides off road parking and leads to a garage with power and light and electric up and over door.



Approximate measurements can be found on the floorplan.

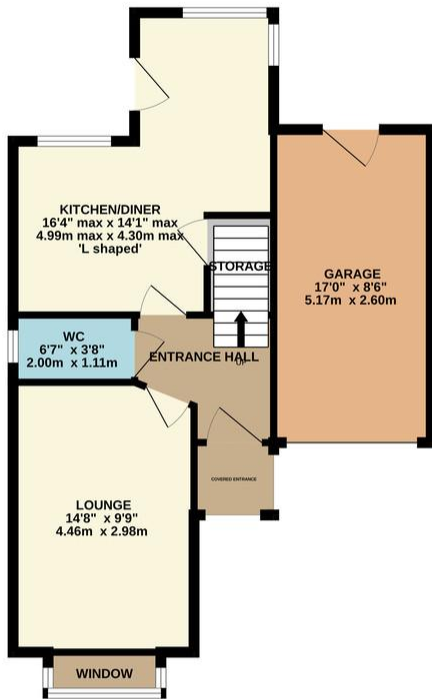
Council tax - Band D



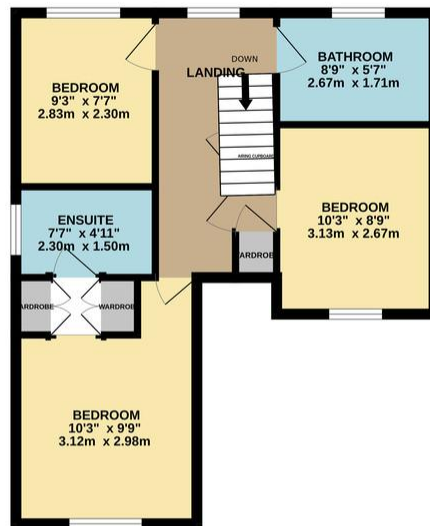




GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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