



Q | Quinn & Co
ESTATE AND LETTING AGENTS

**Rownhams Road, Throop,
Bournemouth**

- 2 BEDROOMS
- END OF TERRACE HOUSE
- SOUGHT-AFTER RESIDENTIAL AREA
- THROOP

£275,000

EPC Rating - D





Property Description

Situated in the sought-after location of Throop, this charming two-bedroom end of terrace home enjoys a pleasant setting close to the River Stour and nearby countryside walks, while still providing convenient access to Castlepoint Shopping Centre and local amenities.

The entrance leads into the kitchen which is well arranged with worktop and storage space, a good-sized understairs storage is also on offer.

Following on from this, is the spacious and light-filled living room, providing plenty of room for relaxing and entertaining.

To the rear, a bright conservatory with a pitched glass roof creates an attractive dining or additional living space, allowing natural light to flood in and offering pleasant views of the garden.

Upstairs, the property features two well-proportioned bedrooms and a family bathroom.





Externally, the property benefits from a rear garden with patio and lawn area, perfect for outdoor seating and family use.

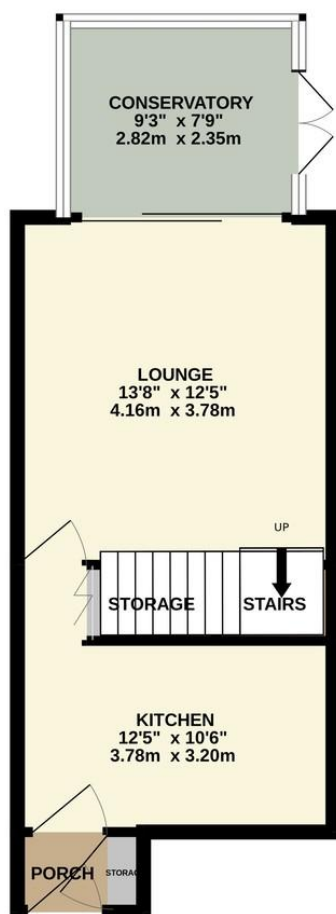
There is also an allocated parking space.

Council tax band- C

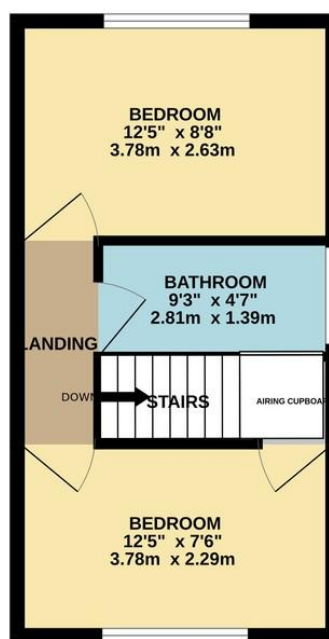




GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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