



Q Quinn & Co
ESTATE AND LETTING AGENTS

**Shawford Road, Throop,
Bournemouth**

- Two bedroom terrace house
- Southerly facing rear garden
- Decking area ideal for sunbathing, BBQ's etc
- Two allocated parking spaces

£275,000

EPC Rating 'C'





Property Description

Two-Bedroom Terrace Home in Sought-After Throop, Bournemouth

Situated in the highly desirable area of Throop, Bournemouth, this well-presented two-bedroom terraced house enjoys a prime location close to Castlepoint Shopping Centre, scenic countryside and river walks, as well as a selection of well-regarded local schools.

The ground floor offers a bright and airy lounge benefiting from both front and rear-facing windows, allowing for plenty of natural light throughout the day. To the rear, a spacious 14ft kitchen/diner is fitted with an oven and gas hob, with additional space for a washing machine, dishwasher, and fridge/freezer. From here, there is direct access onto a generous, south-facing decking area-perfect for outdoor dining and entertaining.





Upstairs, the property comprises two bedrooms and a family bathroom featuring a bath with an electric shower over.



The south-facing rear garden is predominantly laid to lawn and complemented by a substantial decking area, ideal for sunbathing and summer BBQs. Additional outdoor features include a 3m x 3m summerhouse, a separate tool shed, and a rear access gate.

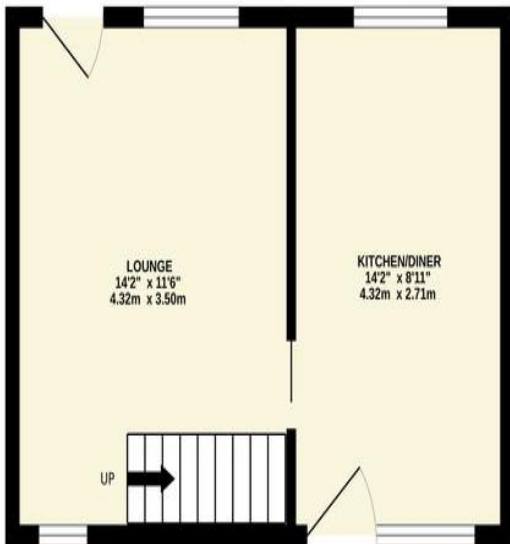


Further benefits include two allocated parking spaces located in a nearby bay and the advantage of no forward chain, making this an ideal purchase for first-time buyers, downsizers, or investors alike.

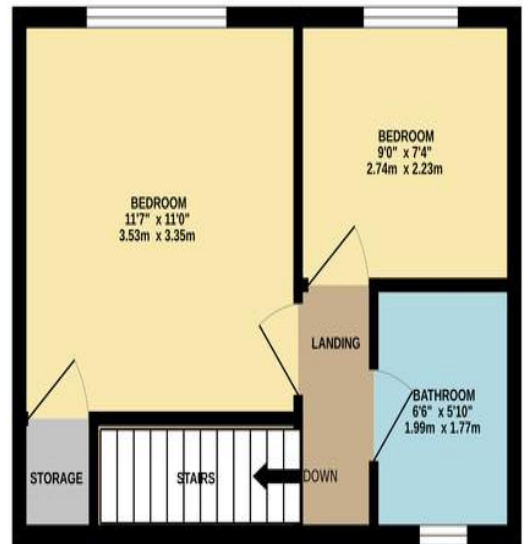




GROUND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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