

## Property Location Throop, Bournemouth

Tytherley Green is a quiet residential cul-de-sac located within the popular **Throop** area of north-east Bournemouth (BH8). Set close to the **River Stour, Throop Mill** and surrounded by green open spaces, it offers a peaceful suburban setting while remaining within easy reach of Bournemouth town centre and excellent transport links. Residents enjoy excellent access to a wide range of amenities. **Castlepoint Shopping Centre, Bournemouth Hospital, JP Morgan, Littledown Leisure Centre** and **Bournemouth Airport** are all within a short drive, while nearby Castle Lane provides convenient road connections to Bournemouth, Christchurch, Poole and the A31. Regular bus services operate throughout the area, and Bournemouth railway station is easily accessible.



Total Area: 138.6 m<sup>2</sup> ... 1492 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

**Martin & Co Bournemouth**  
192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**  
<http://www.bournemouth.martinco.com>



## Tytherley Green, Bournemouth

Offers Over £460,000





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## KEY FEATURES

Detached House  
Throop Location  
Highly Sought After Area  
Three Bedroom  
Double Bedrooms  
Extended Kitchen  
Separate Dining Area  
Two Bathrooms  
Extra Cloakroom  
Solar Panels  
Westerly Facing Garden  
Garage  
Close to Shopping Mall  
Viewing Essential

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 72 C    | 82 B      |



## Why you'll like it

This superb three double bedroom detached home in Throop, Bournemouth offers spacious and flexible accommodation throughout, ideal for modern family living. Beautifully presented, the property features two bathrooms, a separate cloakroom, an extended large modern kitchen with separate dining room that provides an excellent space for everyday use and entertaining, complemented by a comfortable lounge. The layout flows seamlessly to the private westerly-facing rear garden, perfectly positioned to enjoy the afternoon and evening sun. Practical benefits include a garage, driveway parking and well-planned room proportions across both floors.

Set within a quiet and desirable residential cul-de-sac, the home enjoys a highly convenient location with a wide selection of local shops, supermarkets, cafés and restaurants nearby, along with further retail and leisure facilities easily accessible at Castlepoint. The area is particularly popular with families due to its choice of well-regarded primary and secondary schools within close proximity, making it an excellent setting for buyers seeking strong education options.

Transport links are also a key advantage, with regular bus routes to Bournemouth town centre and the surrounding areas, while major road connections such as the Wessex Way are within easy reach for commuters. Overall, this attractive and versatile property represents a fantastic opportunity for those looking for a comfortable, well-connected family home in a sought-after residential area.

Agent's Notes:  
Tenure: Freehold  
Parking: Driveway  
Tax Band: E  
EPC: C  
All Mains connected

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

