



Estate Agents



Auctioneers

Hungerford Road, Throop, Bournemouth, Dorset, BH8 0EH

Guide Price £240,000 – Freehold

**Two Bedroom Mid Terrace House | Porch | 18ft Reception Room | 12ft Kitchen Diner | Landing | Two Double Bedrooms
Bathroom | Rear Garden | Parking Space | No Chain**

A fantastic opportunity to step onto the property ladder or acquire a ready-made investment, this affordable two-bedroom mid-terrace home is ideally situated on a popular modern development in a highly convenient and well-connected location. The property lies close to Castlepoint Shopping Centre, offering a wide range of retail outlets, supermarkets, and amenities. Excellent transport links via the A338 provide quick and easy access to Bournemouth town centre, the award-winning coastline, and surrounding areas. The location is particularly attractive for tenants and owner-occupiers alike, being within close proximity to major employment hubs including Bournemouth Hospital and JP Morgan, as well as the highly regarded Bournemouth Grammar Schools. Regular bus routes and nearby green spaces further enhance the appeal of this well-rounded residential setting.

The accommodation is well-proportioned, featuring a spacious 18ft reception room and a 12ft kitchen/diner, ideal for both everyday living and entertaining. Upstairs, there are two generous double bedrooms and a family bathroom. While the property would benefit from cosmetic updating, it already offers gas central heating with a modern boiler and double glazing, providing a solid base for improvement and an excellent opportunity to add value.

Externally, the property boasts a private rear garden extending to approximately 30ft, offering a great outdoor space with plenty of potential. Whether landscaped for low-maintenance living, enhanced for entertaining, or adapted to suit family use, the garden provides a versatile extension of the home. The inclusion of a rear parking space adds further practicality and appeal for both residents and tenants.

Offered with no forward chain, this home represents an excellent first-time purchase or a smart buy-to-let investment with scope to enhance rental yield and capital growth.

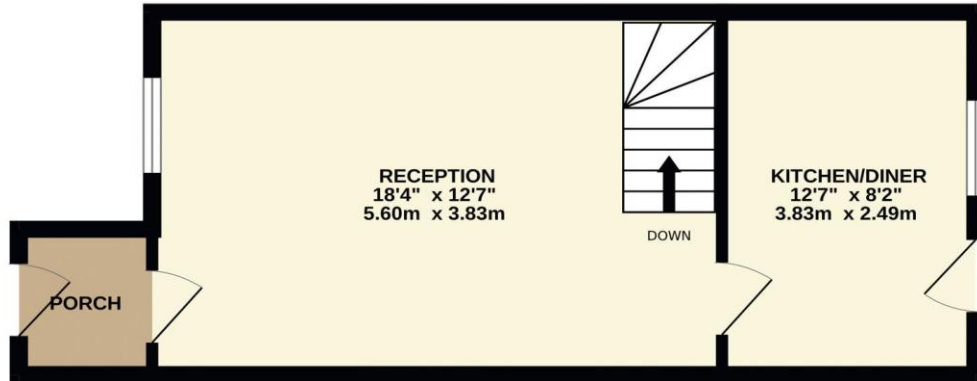
Early viewing is highly recommended to fully appreciate the potential and location on offer.

Tenure: Freehold
Council Tax Banding: C
EPC Rating: 75 | C

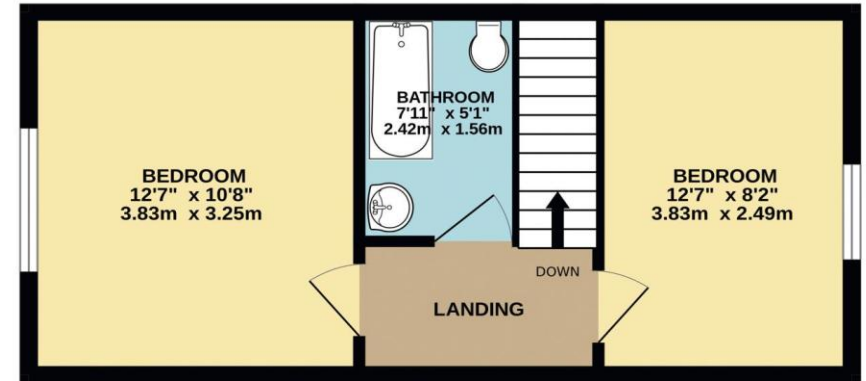




GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 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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