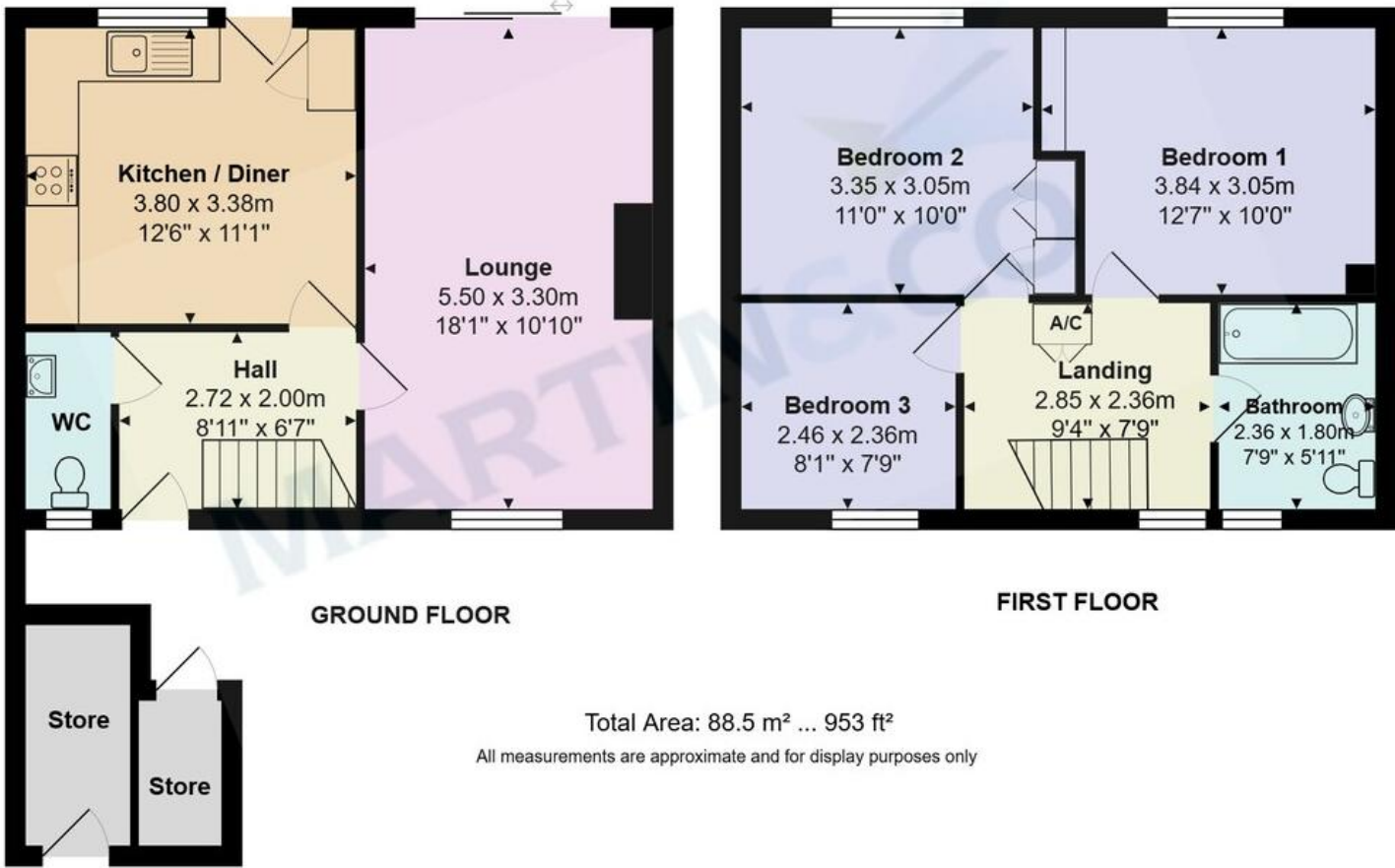


Property Location Throop, Bournemouth

Throop is a small, historic village on the north-eastern outskirts of Bournemouth, in Dorset. It is known for its rural character, traditional cottages, riverside scenery and peaceful countryside setting, offering a contrast to Bournemouth's busier residential areas. The former water-powered flour mill on the River Stour is one of the area's best-known landmarks. The mill and associated sluice gates reflect the village's agricultural and industrial past. The land around the River Stour includes open valley landscapes, meandering river channels, fields, hedgerows and walking routes. Throop and Muccleshell Villages Conservation Area was designated in 1975, recognising the importance of preserving the area's historic buildings and rural character.



Ibbertson Way, Bournemouth

Asking Price Of £275,000

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

KEY FEATURES:

Freehold
No Forward Chain
Cul-De-Sac
Mid Terraced House
Three Bedrooms
Enclosed Rear Garden
Spacious Living Room
Modern Kitchen
Family Bathroom & WC
Storage Cupboard
Gas Central Heating
Double Glazed
Convenient Location
Close to Castlepoint
On Road Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Upon entering the property, you are welcomed by a hallway providing access to the ground floor accommodation and stairs leading to the first floor. The ground floor comprises a convenient downstairs WC, a well-proportioned kitchen/diner and a spacious lounge. The kitchen/diner offers a practical layout with ample space for cooking and dining. The lounge is a generous reception room which provides plenty of space for relaxing and entertaining, with a window allowing natural light to flow into the room.

The first floor landing provides access to three bedrooms and the family bathroom. Bedroom one is a good-sized double while bedroom two offers comfortable accommodation which could be used as a spare. Bedroom three could be utilised as a single bedroom, nursery or home office, depending on individual requirements. Completing the first floor is the family bathroom with a fitted bath and WC. The property benefits from one separate external storage areas, providing useful additional space for household items, bicycles or general storage.

The property further benefits from a private rear garden, providing an ideal outdoor space for relaxing, entertaining guests or enjoying alfresco dining during the warmer months. The garden offers excellent potential for landscaping and personalisation, allowing prospective purchasers to create an outdoor space to suit their individual needs.

Agent's Note's:
Tenure: Freehold
Tax Band: B
EPC: C
All Mains Connected

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).
 2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
 3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
 4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
 5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.
- AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

