



Shawford Road, Throop, Bournemouth BH8 0PF

£325,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





A DELIGHTFUL FAMILY HOME WITH CONSERVATORY, GARDEN & GARAGE, SET JUST A SHORT WALK FROM CASTLEPOINT

This delightful property is set in a quiet cul-de-sac within a sought-after residential area. It is conveniently positioned just a short walk from the shops, restaurants and transport links of Castlepoint, as well as being within popular school catchment areas. Bournemouth Hospital, the Littledown Centre and J. P. Morgan Chase are also all close by. Bournemouth town centre, beach and train station are just a short drive or bus ride away and there are easily accessed road links nearby to further afield by car via the A338.

The welcoming entrance hall leads through to a spacious lounge/dining room, offering ample space for a range of furniture. A particular feature of the property is the generously sized conservatory to the rear of the property, offering an ideal space to relax with family and friends. Double doors open to the enclosed courtyard rear garden, providing a peaceful and secluded retreat that is easily maintained. A gate to the rear also provides direct access to further amenity green space.

The entrance hall also leads through to a separate kitchen to the front aspect, offering plenty of storage with a range of built in units and ample space for appliances. Upstairs, two good sized double bedrooms are found, offering plenty of space for family, guests or use as a home office. A three piece bathroom, including shower over bath, completes the accommodation.

The garage features power, lighting and additional eaves storage and further driveway off road parking is available in front. The property further benefits from UPVC double glazing and gas central heating from a combi boiler. An ideal family home, ready to welcome new owners to make it their own.





KEY FEATURES

- Delightful Family Home in a Quiet Cul-De-Sac Location
 - Spacious Lounge/Dining Room
 - Separate Kitchen
 - Conservatory to Rear
 - Two Double Bedrooms
 - Enclosed Courtyard Rear Garden
 - Driveway Off Road Parking
 - Garage with Power & Lighting
 - Popular School Catchments
- Short Walk to Shops, Restaurants & Transport Links at Castlepoint









ADDITIONAL INFORMATION

Dimensions

Please refer to floorplan

Tenure

Freehold

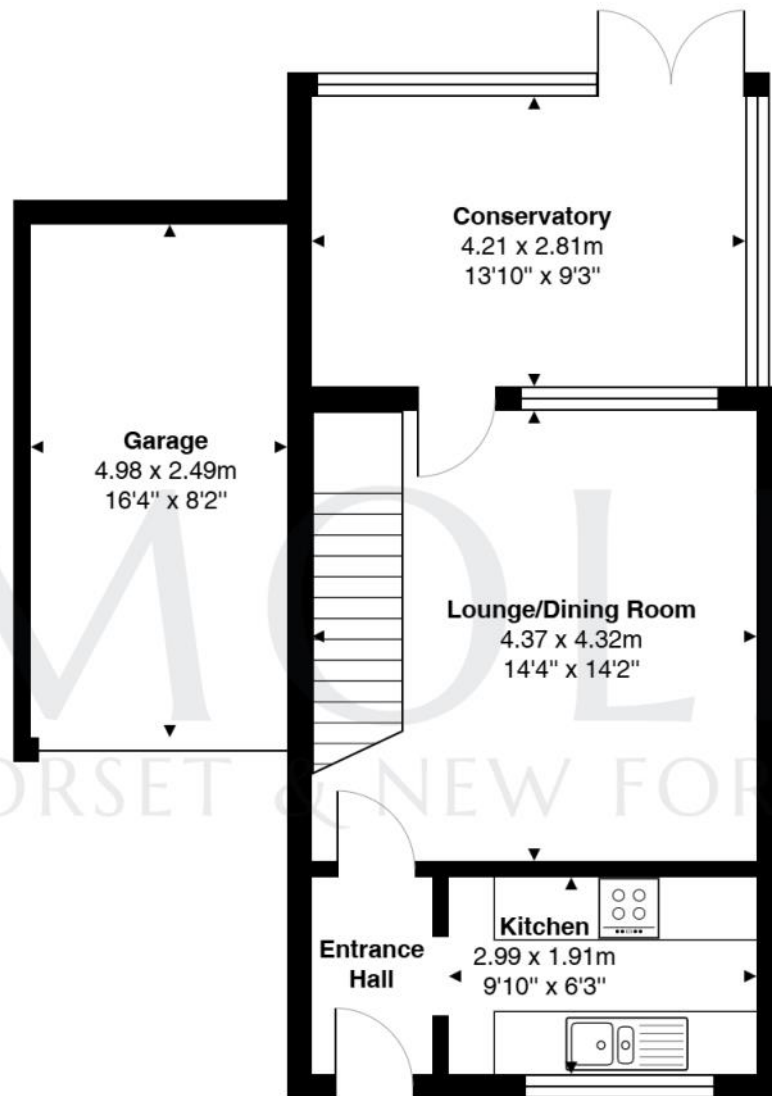
Council Tax

Band B - BCP Council

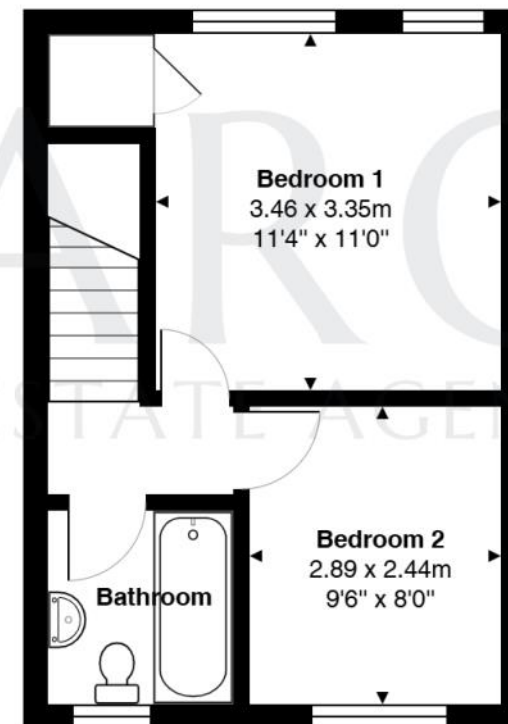
Energy Performance Certificate (EPC) Rating

Band C (71)

FLOORPLAN



Ground Floor
Area: 54.3 m² ... 584 ft²



First Floor
Area: 28.6 m² ... 308 ft²

Total Area: 82.9 m² ... 892 ft²

All measurements are approximate and for display purposes only



Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.