



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

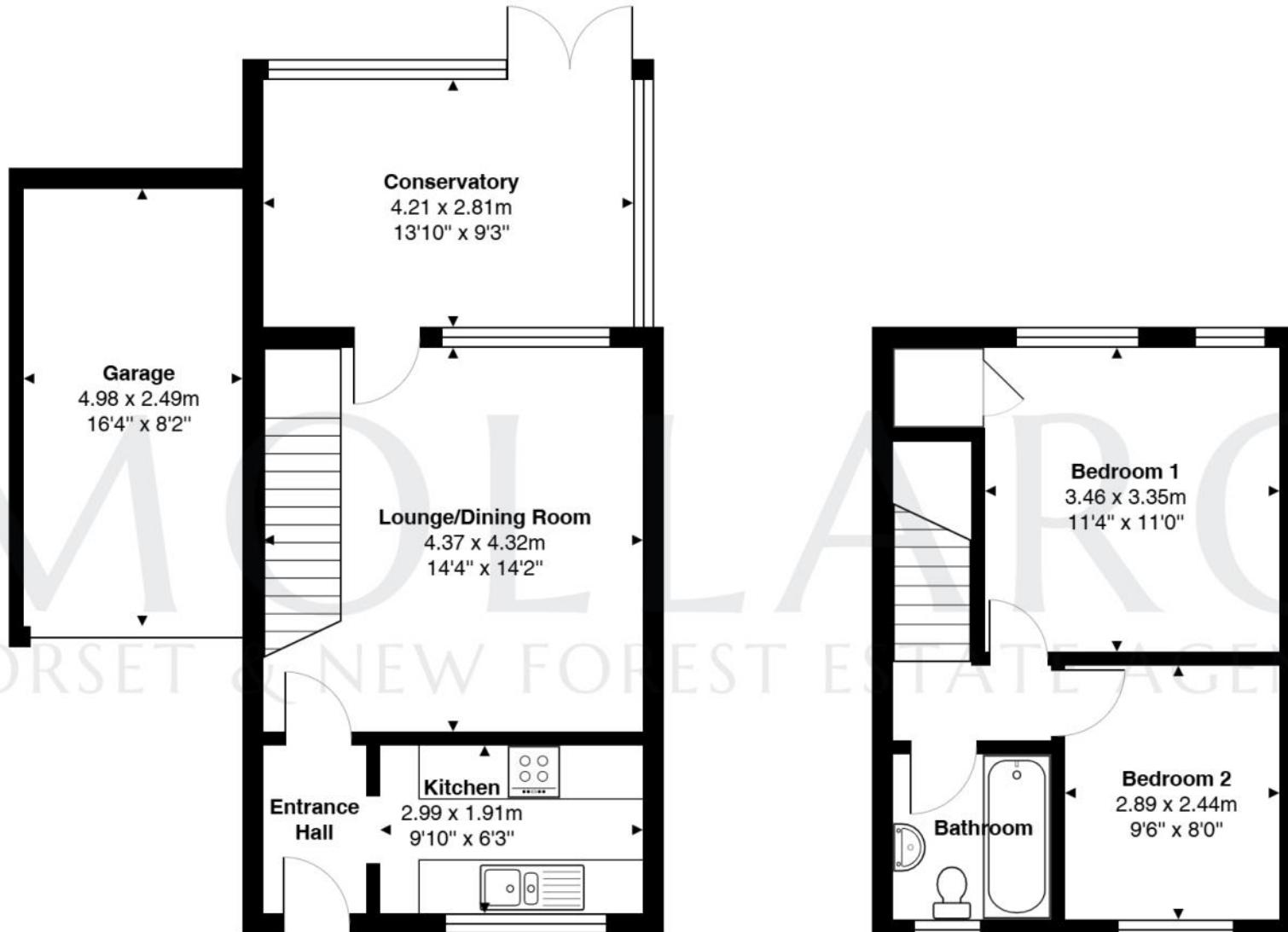
### Council Tax

Band B - BCP Council

### Energy Performance Certificate (EPC) Rating

Band C (71)

# FLOORPLAN



## Ground Floor

Area: 54.3 m<sup>2</sup> ... 584 ft<sup>2</sup>

## First Floor

Area: 28.6 m<sup>2</sup> ... 308 ft<sup>2</sup>

Total Area: 82.9 m<sup>2</sup> ... 892 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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

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