



Q Quinn & Co
ESTATE AND LETTING AGENTS

Rownhams Road, Bournemouth

- Larger design two double bedroom house
- Generous size rear garden with two patios
- Allocated parking space
- 19ft+ lounge/diner

Offers In Excess Of £280,000
EPC Rating 'TBC'





Property Description

This property is a spacious two-bedroom terraced house in the sought-after area of Throop, Bournemouth, offering easy access to the River Stour, scenic countryside walks, Castlepoint Shopping Centre, local schools, and everyday amenities.

The accommodation begins with an entrance porch leading into a generous 19ft+ lounge/dining room, featuring sliding patio doors that open onto the rear garden. The kitchen is well fitted with ample storage, space for appliances, and a rear-facing window overlooking the garden. An understairs storage cupboard provides additional practical storage space.

On the first floor, there are two double bedrooms, an airing cupboard on the landing, and a family bathroom fitted with a bath and shower over.





A standout feature of the property is the larger than average rear garden, which includes two patio areas- one directly adjoining the house, and another positioned at the far end of the garden. The remainder is mainly laid to lawn with established shrub borders and benefits from a useful rear access gate.

Further benefits include an allocated parking space in a nearby parking bay.

Additional Information

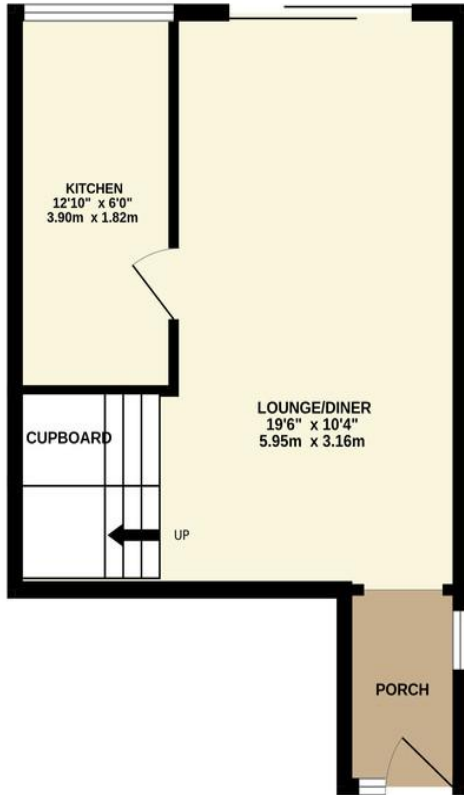
- Two double bedrooms
- Spacious lounge/diner (over 19ft)
- Well-equipped kitchen
- Large rear garden with two patio areas
- Rear access gate
- Allocated parking space
- Council Tax Band: C

Approximate room dimensions can be found on the floorplan.

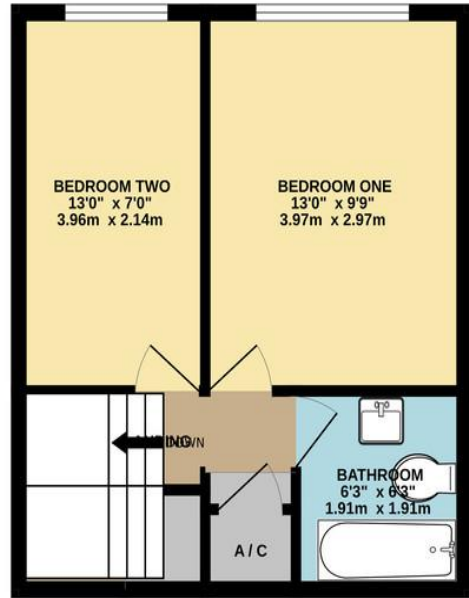




GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.5 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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