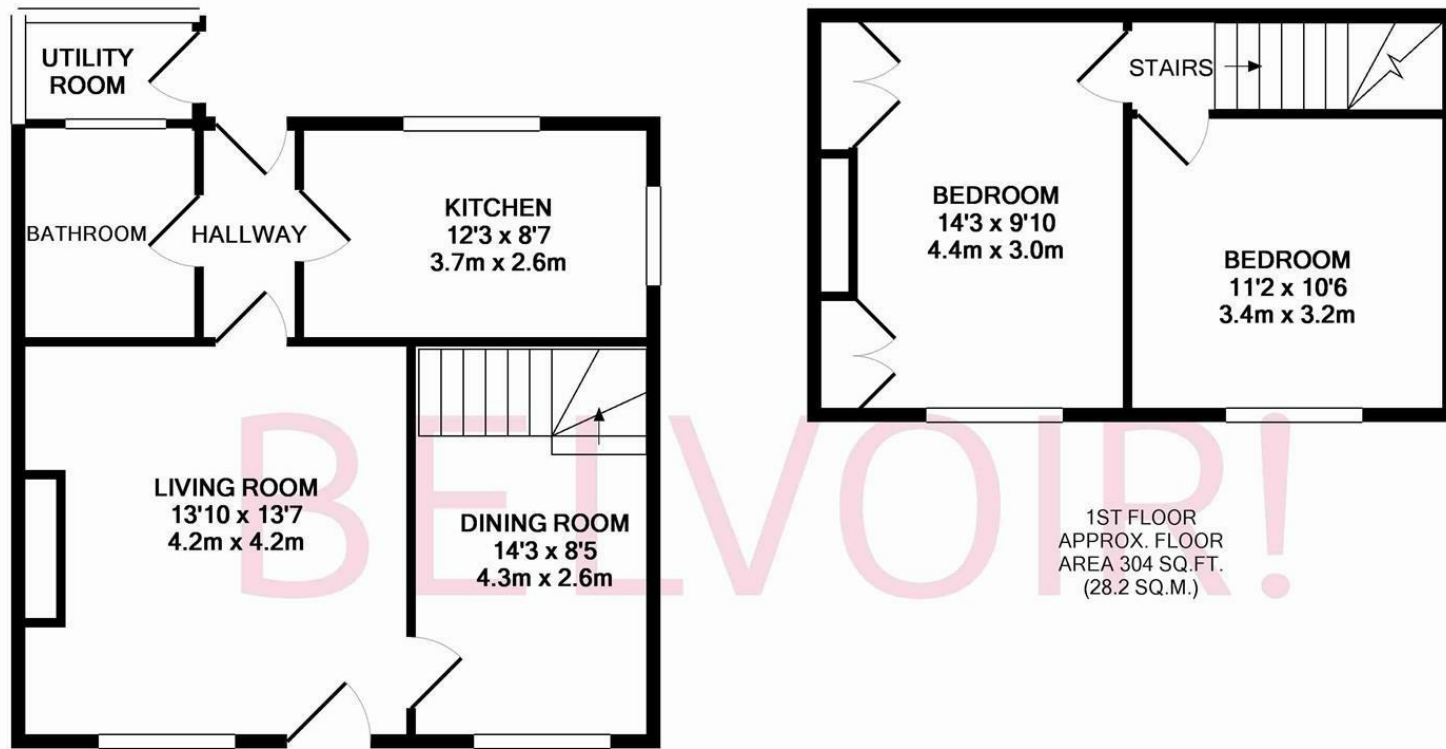


Throop Road, Throop, Bournemouth, Dorset BH8 0DH



TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract.  
All details and approximate measurements are given in good faith and are believed to be correct at the time of printing



Offers Over £350,000

# BELVOIR!

NO ONWARD CHAIN - A grade two listed cottage in a semi-rural location overlooking fields, this cottage is set on a lovely private plot set in the heart of Throop Village, BH8.

Upon entering the property you are immediately captivated by the stunning inglenook fireplace in the sitting room, the beamed ceiling adds further character and shutters on the windows offer an element of privacy while keeping the cottage theme. A spacious dining room benefits from ample room for a table and chairs, matching shutters to the living room and a staircase ascending to the 1st floor.

To the rear a large kitchen offers extensive worktops, wall and base mounted storage units, an integrated fridge/freezer, dishwasher and a Rosieres range cooker.

There are 2 double bedrooms with the master benefitting from built in wardrobes. The bedrooms share the use of a family bathroom comprising a bath with shower above, wash hand basin & WC.

You have a private and secluded garden that has been landscaped you have the perfect mix of lawn and a small patio, perfect for entertaining family and friends. There is a summerhouse/home office with its own power, light and broadband supply also located to the rear of the garden.

The Property is located in the sought after BH8, Throop Village location, within close vicinity of Castle lane west and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from castle point shopping centre and the Wessex way in and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools; both grammar and public.

