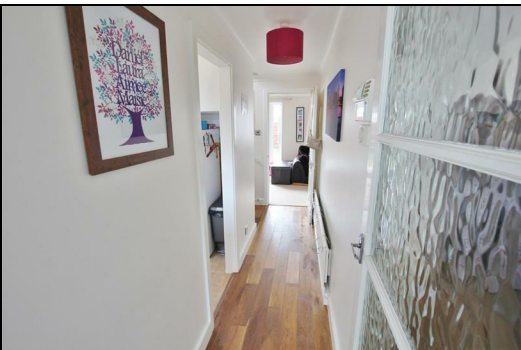




**1 Setley Gardens, Bournemouth, Dorset, BH8 0HQ**  
**£259,950**

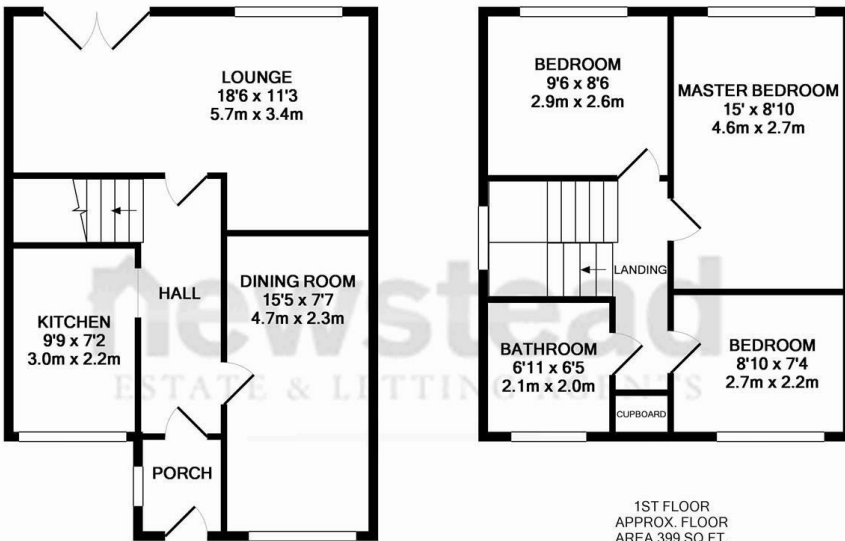


A sizable and tastefully modernized three bedroom, one reception room, one dining room semi-detached home situated in the sought after BH8, Throop location.

At the front of the property there is a large drive that fits three cars and a lawn running alongside. Upon entry to the house, on the ground level you have a lovely large lounge which has patio doors leading onto a good size, bright garden ideal for entertaining family & friends in the summer months. It is mainly laid to lawn and has a small patio area as you step out. There is also a side gate enabling you to gain access to the house. The property also benefits from having a large separate dining area situated opposite a newly refurbished kitchen that has plenty of cupboard space.

Moving to the 2nd floor of this property, there are three double bedrooms, a family bathroom suite and a cupboard at the end of the landing.

The property is located in the sought after BH8, Throop 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 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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