



19 Fritham Gardens, Bournemouth, Dorset, BH8 0EL

£299,950

EXTENDED FAMILY HOME - A three bedroom semi-detached property located in a desirable location. The property benefits from 22'10 lounge/diner with large kitchen/dinner and conservatory at rear overlooking garden, three bedrooms with modern fitted kitchen and bathroom, ample off road parking, and garage.



The drive and frontage create ample off road parking with the home being set back from the road. On entry into the house, on the ground level the versatile and spacious accommodation comprises of large lounge/dinner including a large conservatory.

To complete the accommodation on the ground floor you have substantial modernised kitchen breakfast room with integrated appliances . This ground level accommodation is perfect to accommodate a family and offers the ideal space for entertaining family and friends.

Moving to the 2nd floor of this property has three bedrooms comprising of two doubles, and one single, the master and bedroom two come complete with built in wardrobes. And bedroom three with a large storage area. To complete the 2nd floors accommodation you have a modernised family bathroom suite.

Outside, the south westerly facing garden is positioned in a secluded location offering a good degree of privacy and is mainly laid to lawn.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70