



**39 Setley Gardens, Throop, Bournemouth, Dorset, BH8 0HQ**  
**Guide Price £265,000**



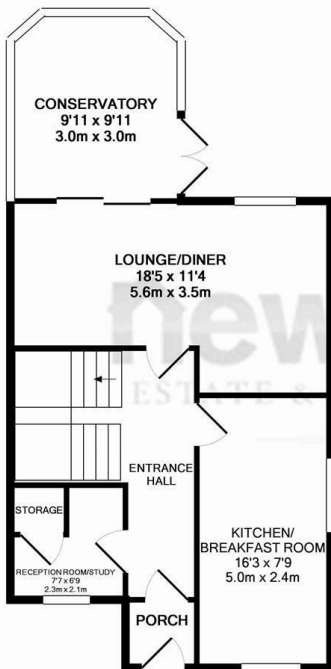
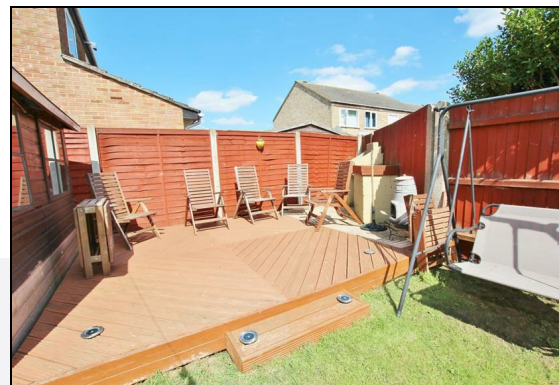
An extended three bedroom two reception room semi-detached home situated in the sought after BH8, Throop location.

On entry into the house, on the ground level the spacious accommodation comprises of large lounge/dinner including a large conservatory. To complete the accommodation on the ground level you have an extra Reception/Study room.

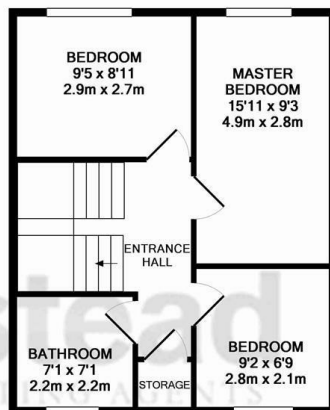
Onto the first floor, the hallway leads to the fully fitted modern family bathroom, two double bedrooms and the third being a good sized third bedroom.

To the rear of the property you have a good sized rear garden which is mainly made up of lawn and patio you also have large decked area.

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 590 SQ.FT.  
(64.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 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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