



**8 Barrowgate Way, Bournemouth, Dorset, BH8 0HD**  
**£250,000**





A three bedroom mid-terrace property located in a desirable location. With a modern fitted kitchen and bathroom, and ample off road parking.

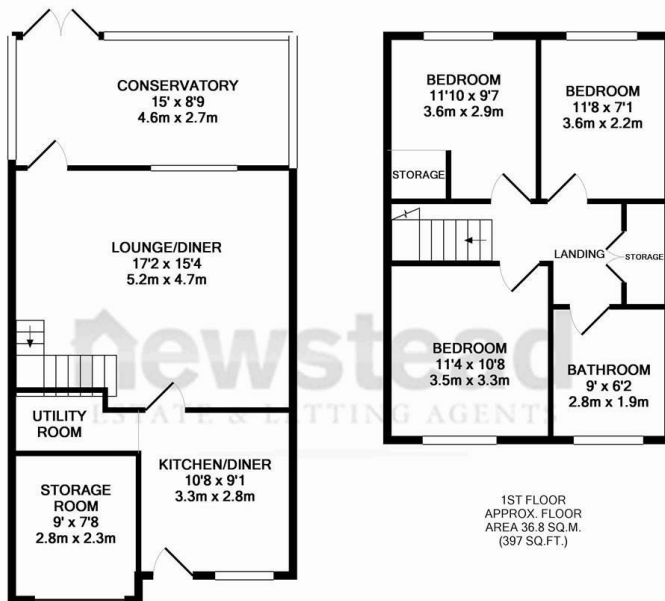
On entry into the house, on the ground level you have large and modern fitted kitchen that comes complete with a range of base and eye level units benefiting from integrated appliances such as an induction hob, electric oven, and fridge/freezer. You also have a separate utility area located in the kitchen.

To complete the ground floor accommodation you have one reception room and a large conservatory with double doors leading to your rear garden. This ground level accommodation is perfect to accommodate a family and offers the ideal space for entertaining family and friends.

The upstairs accommodation offers three double bedrooms, a family bathroom and sizeable airing cupboard. The family bathroom benefits from being a large room which includes a WC, wash hand basin, panel bath, and a freestanding shower.

Outside of property you have a good sized drive way leading to the storage room. The rear garden which has a patio area at the start of the garden that leads to low maintenance style astro turf garden also located in the garden is the summer house/office which has power and light and would provide an ideal workspace for those wishing to work from home or it could be used as playroom for the children.

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 50.2 SQ.M.  
(540 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 36.8 SQ.M.  
(397 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.0 SQ.M. (937 SQ.FT.)

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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