



23 Holbury Close

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ESTATE & LETTING AGENTS

23 Holbury Close, Throop, Bournemouth, Dorset, BH8 0HG

On entry into the house, on the ground level you have a lovely large open lounge/diner, leads to the substantial modernised kitchen breakfast room. This ground level accommodation is perfect to accommodate a family and offers the ideal space for entertaining family and friends.

With the kitchen being located to the rear of the property you also have patio door that leads out to your very sunny rear garden.

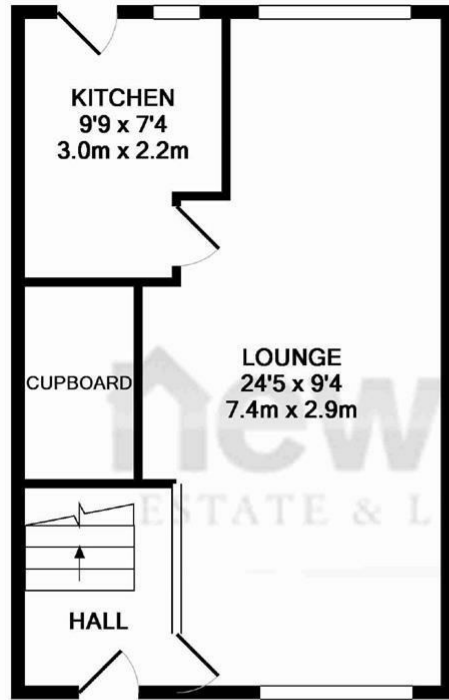
Moving to the 2nd floor of this property has three bedrooms comprising of two doubles, and one single, the master and bedroom two come complete with built in wardrobes bedroom two also has a great out look of the local playing fields . And bedroom three with a large storage area. To complete the 2nd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

Outside of property you have a good sized rear garden which is mainly laid to lawn and a small patio area at the start of the garden. Located to the side of the property you have your grange that gives the property great options for storage.

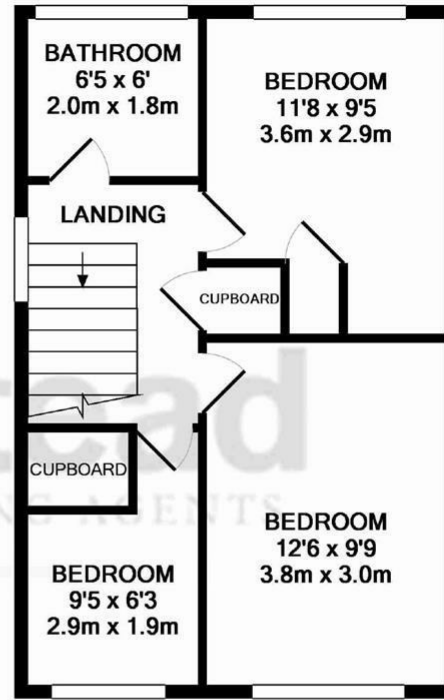
The Property is located in the sought after BH8, Throop location, within close vicinity of Castle lane west and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from castle point shopping centre and the Wessex 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 375 SQ.FT.
(34.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 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		88
(81-91) B		74
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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