

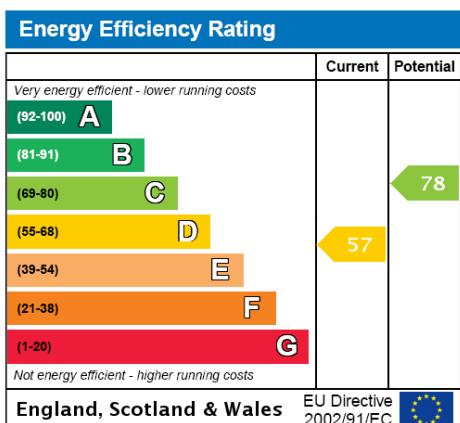
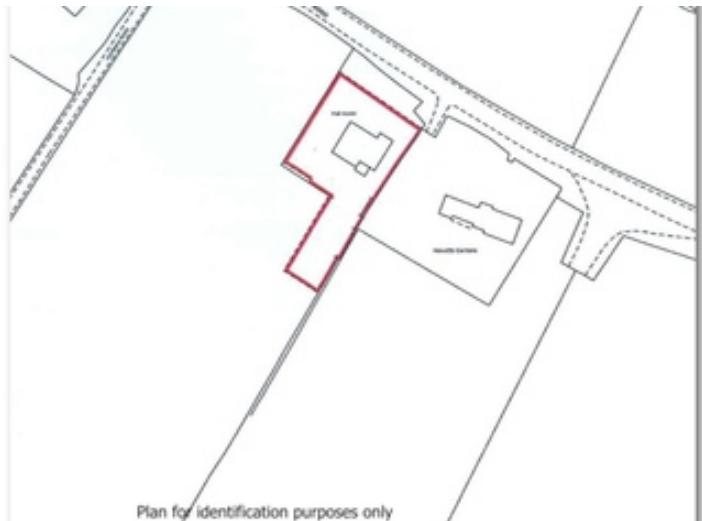
THROOP ROAD BOURNEMOUTH



Offers in excess of £625,000
FREEHOLD

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THROOP ROAD



- INDIVIDUAL PROPERTY IN SEMI RURAL AREA
- 3 DOUBLE BEDROOM bungalow on LARGE PLOT
- UNFINISHED PROJECT SO OPTION TO IMPROVE
- VERY LARGE WORKSHOP/STORE AND LARGE MARLEY GARAGE
- View towards river

LOVELY SEMI-RURAL LOCATION AND VERY INDIVIDUAL PROPERTY WITH SO MUCH POTENTIAL. Spacious 3 double bedroom bungalow set on large plot. View towards the RIVER STOUR. VERY LARGE WORKSHOP AND GARAGE. CHAIN FREE. BEST OFFERS TO BE INVITED IN WRITING

THROOP ROAD

RARE OPPORTUNITY to acquire this very individual property set on a large plot in the semi-rural area of Throop

The spacious bungalow is an unfinished project, giving the new owners the chance to improve/extend (subject to consent) to suit their requirements and perhaps to take more advantage of the location opposite the river

On such a generous plot, there is also excellent scope to create a stunning garden

Other notable features are the VERY LARGE WORKSHOP/STORE and LARGE MARLEY GARAGE

Accommodation in the bungalow is currently arranged to include 3 DOUBLE BEDROOMS

A spacious lounge is at the rear to give a view of the garden and adjacent green belt land maybe with a horse or two!

The kitchen has a door leading out to a sun lounge and the garden beyond.

A spacious hall, bathroom and cloakroom complete the picture

Heating is by a gas fired boiler, with Megaflo hot water cylinder and windows are UPVC double glazed

The roof space could be ideal for conversion, which would open up a better view towards the River Stour opposite

Outside, there is garden land to 3 sides and a wide driveway to the garage (with inspection pit)

Beyond is the LARGE WORKSHOP/STORE (approx. 40 x 22) with large up-and-over door, personal door and side windows, together with a very useful LARGE INSPECTION PIT (N.B. domestic purposes only)

Bungalow size is approx. 1482 sq ft/138 sq m

Whilst the location does feel like the heart of the countryside, it is a short drive to Castle Lane West and the Castlepoint Shopping Centre, together with smaller local shops.

There are excellent bus services along Castle Lane and then the Wessex Way is handy for going into Bournemouth town centre or out of town.

The majority of local schools, including the two Bournemouth Grammar Schools are highly rated and there are excellent leisure facilities under the BH Leisure banner.

There are many local walks, centred around the historic Throop Mill

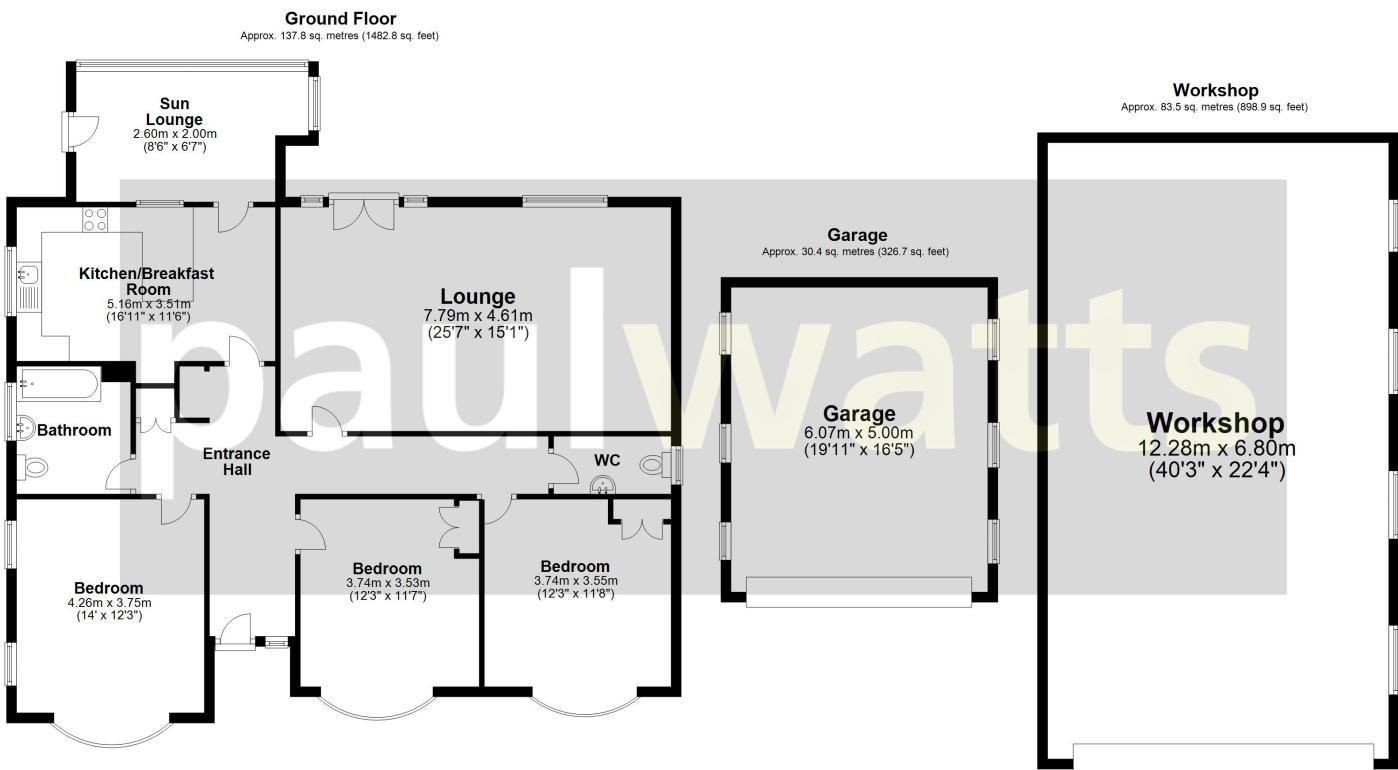
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Total area: approx. 251.6 sq. metres (2708.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
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