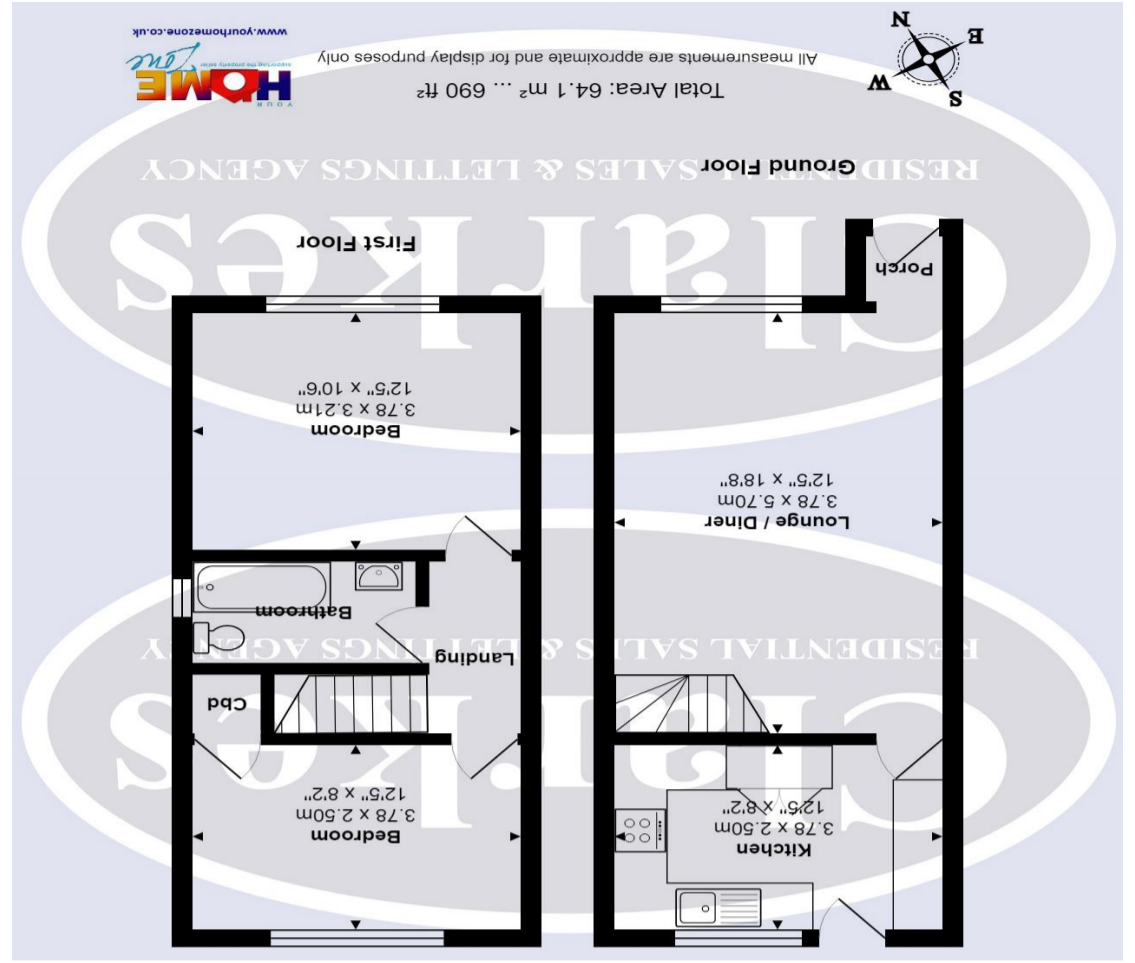


Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



Fritham Gardens, Throop, Bournemouth, Dorset





# Fritham Gardens, Throop, Bournemouth, Dorset



Clarkes are delighted to offer this two double bedroom house, in the popular area of Throop, a short distance from Muscliff and Epiphany Primary School and Castlepoint Shopping Centre. Offering a garden and off road parking. The property is in a quiet location and would make a great first time buy.

## Porch

A front aspect UPVC double glazed door, pendant lighting and an area to hang coats.

## Lounge

The lounge offers a front aspect double glazed window, textured ceiling, wallpapered walls and a carpeted floor. Further benefitting a radiator, TV point, pendant lighting and room for a dining table in open area under the stairs.

## Bedroom 1

The double bedroom offers a front aspect UPVC Double glazed window. Textured painted ceiling with coving, feature papered and painted walls with carpeted flooring. Radiator, power and TV point.

## Bedroom 2

The room offers a rear UPVC double glazed window, textured painted ceiling, painted walls and carpeted flooring. Further offering a radiator, power points, pendant lighting and a built in airing cupboard with storage.

## Bathroom

The bathroom offers a side aspect obscure double glazed window, textured ceiling, fully tiled walls and vinyl flooring. A white WC, basin, bath, mixer shower, heated towel rail and ceiling light.

## Kitchen

The kitchen benefits a rear double glazed window and door opening into the garden. Textured ceiling, papered walls, tiled splashbacks and vinyl flooring. Further benefitting oak effect wall and base units with a larder, integrated oven, hob, fridge and freezer, stainless steel sink and drainer and a radiator. Also offering a breakfast bar and space for a washing machine.

## Outside Front

To the front of the property, there is a drive with off road parking for two cars and a side entrance gate.

## Outside rear

The property offers a garden laid to lawn with shrub and flower borders and an outdoor tap. Benefitting a wooden summerhouse and side area for a garden shed and storage. The property includes an allocated space beside external garages. A garage can be built STP.

## Seller's Comments:

"We have lived here for nearly five years. The perks to living here are it is only a ten minute walk away from Castle Point, main bus routes also ten minutes and easy access to Bournemouth Hospital. Muscliff Park less than ten minute walk away. Setley Park only 5 minutes away. Ideal for children. Lots of lovely walks."

Council Tax Band C

**£320,000**



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