



21 BARROW ROAD
BOURNEMOUTH
BH8 OHU

GUIDE PRICE
£400,000 - £425,000
FREEHOLD

“A three bedroom, two
reception room,
detached family home
just 600 meters to the
popular Castlepoint
shopping centre”

Winkworth

for every step...

GUIDE PRICE £400,000 - £425,000

Three Bedroom
Two Reception Room
Conservatory
Garage
Off Road Parking
No Forward Chain
Close To Local Amenities
Less Than 2 Miles To Bournemouth Hospital & JP Morgan

EPC: D | COUNCIL TAX: D | FREEHOLD

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Why Barrow Road?

Barrow Road is conveniently located just 650 meters to the popular shopping centre, Castlepoint. Located nearby is the picturesque Throop village where you can enjoy walks along the Stour River or simply sit on the banks and enjoy a picnic. Castlepoint offers a variety of high street stores along with two major supermarkets. Less than a mile away, you can find the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a play park for the little ones, a lake and picnic areas. Bus stops are conveniently located approximately 450 meters away with routes to Bournemouth, Christchurch and Poole. This property would benefit from modernisation throughout, making this an ideal opportunity for anyone looking to create their dream home.

The property enjoys a through lounge / dining room with a dual aspect, flooding the room with natural light. Double doors lead out to a part brick conservatory enjoying views and direct access to the rear garden. The kitchen enjoys views over the rear garden with a side door giving access to the side of the property. There a range of fitted cupboards with space and plumbing for an oven with hob and washing machine.

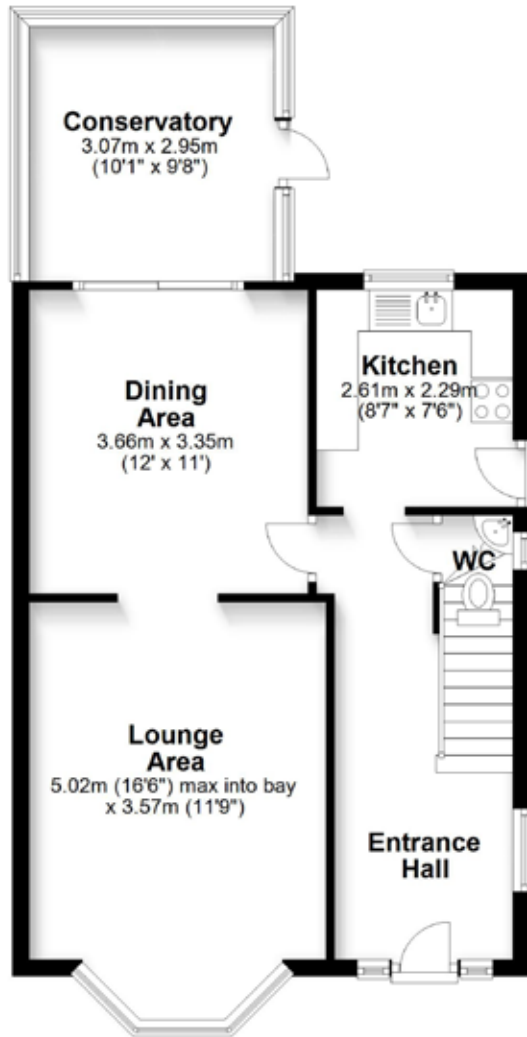
Located on the first floor are three bedrooms, all serviced by the family bathroom which includes a bath with over head shower and screen, wash hand basin and wc.

Outside, the garden offers a good degree of seclusion with mature shrubs adorning the borders with the remainder laid to lawn. The front of the property provides off road parking for multiple vehicles leading to a garage.



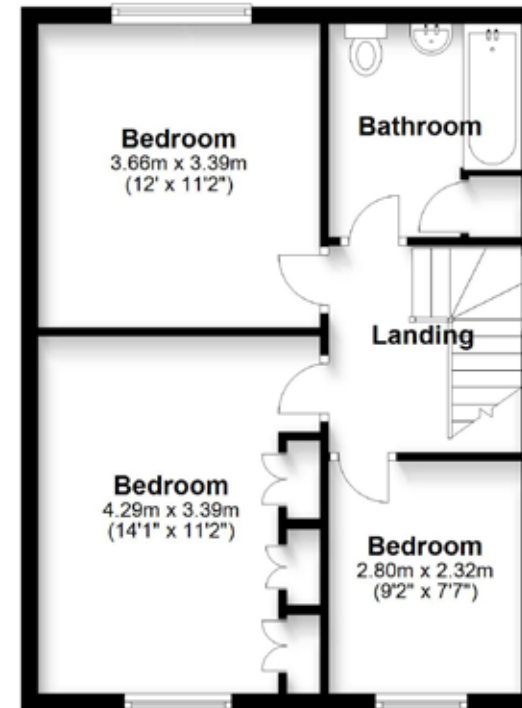
Ground Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 103.1 sq. metres (1110.2 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)
Plan produced using PlanUp.

DISCLAIMER:

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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