



**21 Setley Gardens, Bournemouth, Dorset, BH8 0HQ**  
**£260,000**



A sizeable three bedroom, one reception room semi-detached home with grange situated in the sought after BH8, Throop location.

On entry into the house, on the ground level you have a lovely large open lounge/diner, leads to the substantial kitchen breakfast room.

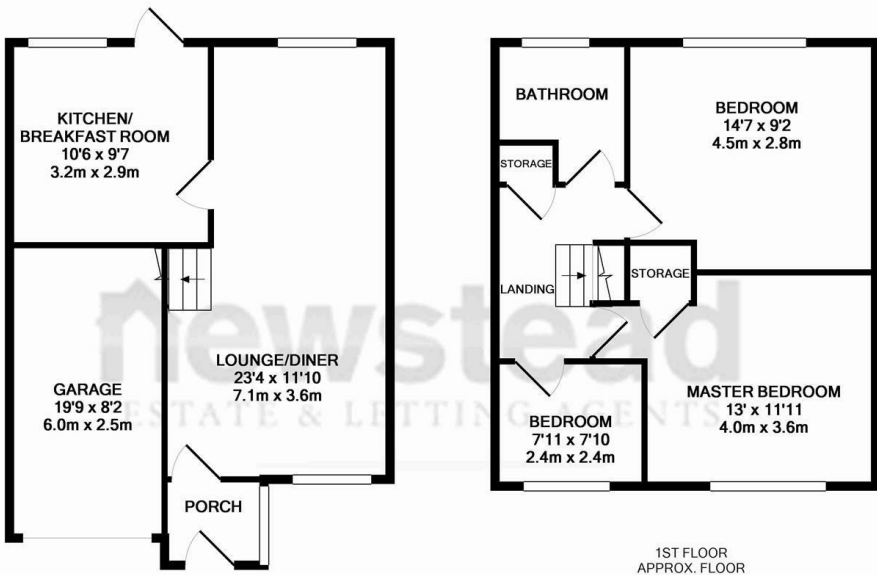
This ground level accommodation is perfect to accommodate a family and offers the ideal space for entertaining family and friends.

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.

Onto the first floor, the hallway leads to the fully fitted modern family bathroom, two double bedrooms and the third being a good sized single bedroom.

Outside of property private and secluded sunny garden that is mainly made up of patio and kept private by mature trees. To the front of the property you have off road parking for numerous vehicles and a garage.

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 519 SQ.FT.  
(48.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.4 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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