



22 Sway Gardens, Throop, Bournemouth, Dorset, BH8 0PG

Asking Price £340,000 Freehold

This 3 Bedroom End Terrace Family House is offered in 1st Class Order Throughout and boasts Gas Central Heating, UPVC Double Glazing, Conservatory, Luxury Kitchen, a Feature Garden, Garage & Parking. The Property is Located in a Cul de Sac and is within Level Walking Distance of Castle Point.

1440B Wimborne Road, Kinson
Bournemouth, Dorset BH10 7AS

Tel: 01202 582222

www.blackstoneestateagents.com
sales@blackstoneestateagents.com

Partners: Mr. G.R.Hansford & Mr. I.M.Galton



- Entrance Porch
- Open Plan Entrance Hall
 - Lounge
- Kitchen/Breakfast Room
 - Conservatory
- First Floor Landing
 - 3 Bedrooms
 - Bathroom/WC

**UPVC Double Glazing, Gas Central Heating (NT),
Luxury Fitted Kitchen, Conservatory, 3 Bedrooms,
Modern Bathroom/WC, Parking, Garage,
Feature Gardens, 1st Class Order Throughout,
Cul de Sac Location, Level Walk to Castle Point,
Viewing Recommended, Sole Agents**

The accommodation with approximate room measurements comprises:

Composite UPVC frosted double glazed door leading to: **ENTRANCE PORCH** Meter Cupboard housing electric trip switches, artexed ceiling, inset spot lighting, further frosted glazed door leading to: **ENTRANCE HALL** Open Plan entrance hall. Central heating radiator, coved and flat plaster ceiling. Leading into:

LOUNGE 13'10 x 11'3 UPVC double glazed window to front aspect, under-stairs storage cupboard housing gas fired central heating boiler (NT), wall mounted central heating thermostat (NT), central heating radiator, power points, TV Aerial connection, wall mounted coal-effect electric fire (NT), coved and flat plastered ceiling, ceiling light point, smoke alarm (NT). Further frosted glazed door leading to:

KITCHEN/BREAKFAST ROOM 14'9 x 10'2 Fully fitted kitchen comprising inset sink unit with swan neck mixer tap, range of both floor and wall mounted cream coloured cupboards and drawers with complementing woodblock effect worktop surfaces, matching woodblock effect breakfast bar, integrated fridge and freezer (NT), integrated dishwasher (NT), space and plumbing for washing machine, built in stainless steel 4-burner gas hob (NT) with stainless steel chimney style air purifier over (NT) and fan assisted electric oven under (NT), gas and electric cooker connections, power points, central heating radiator, TV Aerial connection, UPVC double glazed window to rear aspect with UPVC double glazed sliding patio doors giving access to the Conservatory, flat plastered ceiling with inset spot lighting.

CONSERVATORY 12'6 x 11'3 Cavity brick plinth with UPVC double glazed windows to either side and rear aspects with UPVC double glazed double opening french doors leading to rear garden, central heating radiator, power points, fitted with blinds, pitched reinforced polycarbonate roof, wall light points.

From the Hallway, stairs to: **FIRST FLOOR LANDING** Power points, loft entrance to roof space, artexed ceiling, ceiling light point, smoke alarm (NT), doors leading to:

BEDROOM 1 12'10 x 8'6 UPVC double glazed window to front aspect, built-in double wardrobe with mirror fronted sliding doors, hanging rail and shelving, central heating radiator, power points, TV Aerial connection, wood laminate flooring, coved and artexed ceiling, ceiling light point.

BEDROOM 2 9'6 x 8'4 Built in double wardrobe with sliding doors, hanging rail and shelving, central heating radiator, power points, TV Aerial connection, wood laminate flooring, artexed ceiling, ceiling light point, UPVC double glazed window to rear aspect.

BEDROOM 3 6'7 x 6'2 (plus recess) Central heating radiator, power points, airing cupboard housing pre-lagged hot water cylinder with fitted electric immersion heater (NT) and slatted shelving for linen over, artexed ceiling, ceiling light point, UPVC double glazed window to front aspect.

BATHROOM/WC Fully tiled walls with dado border relief tile, luxury white suite comprising modern 'P' shaped bath with mixer taps and fitted MIRA electric shower over (NT), glazed shower screen, vanity wash hand basin with mixer taps and cosmetics storage cupboards under, low level WC, wall mounted chrome plated ladder style heated towel rail (NT), frosted UPVC double glazed window to rear aspect, artexed ceiling, ceiling light point.

OUTSIDE FRONT GARDEN For ease of maintenance, the front garden has been laid partly to a paved area with inset shingled areas with the remainder being basically laid to a concrete driveway providing ample **off-road parking**. There is a small lawned area and a concrete pathway giving access to the property.

REAR GARDEN A feature of the property, the rear garden is contained within a wood panelled boundary fence. Immediately abutting the property is a paved patio area, this in turn leads to the remainder of the garden which is basically laid to lawn with well stocked flower and shrub borders. There is a side entrance gate leading back to the front of the property and there are various flowers, trees, shrubs and bushes.

Also conveyed with the property is a **SINGLE GARAGE** which is located in a nearby block and has a metal up and over door.

TENURE Freehold **PROPERTY TAX BAND** C

SERVICES/UTILITIES AND MATERIAL INFORMATION:

Mains Gas:	Yes	Mains Electric:	Yes	Mains Water:	Yes
Mains Sewerage:	Yes	Broadband:	Yes	Broadband Speed: Max 1000 mbps	
Solar Panels:	No	Solar Type/Ownership: N/A			
Asbestos Risk:	Low	Poss Location: N/A			
Flood Risk Area:	Low	Flood last 5 yrs/How: No			
Mobile Signal:	Good	Parking: Official Off-Road Parking - Dropped Kerb			
Construction:	Standard				
Community/Service Charge:	Vendor unaware of any				
Restrictions or Easements:	Vendor unaware of any				
Other Important Information :	None				
Chain/Timescale:	A.S.A.P.				

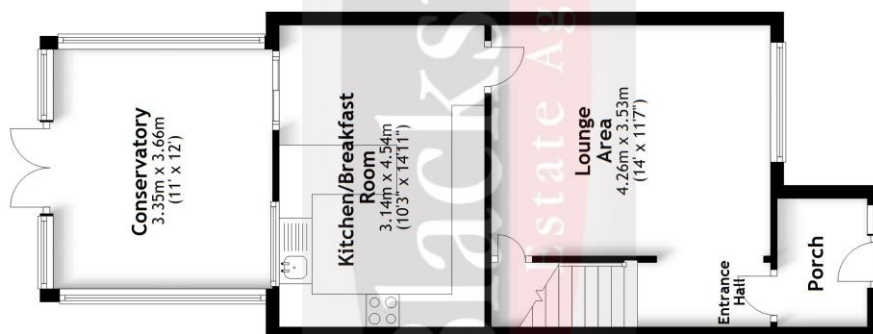
The above Services together with associated equipment and fitted appliances (if included) have not been tested by Blackstone Estate Agents and are subject to each of the Authorities own Regulations. Blackstone have inspected the property solely for the purpose of preparing the property particulars and have not carried out any survey. We have looked into the material information above but cannot confirm total accuracy so any interested party is highly recommended to carry out their own investigations or survey to satisfy themselves on any matters that are specifically important to them.

DIRECTIONS From the centre of Kinson proceed along the main Wimborne Road in an easterly direction towards the New Road roundabout, take 2nd exit into Whitelegg Way. At the next roundabout, go straight over into Wimborne Road, continue over traffic lights into Castle Lane West then up to The Broadway Roundabout. Take the 1st exit into Broadway Lane, then 2nd right into Chesildene Drive, 7th right into Landford Way and Sway Gardens is the 1st on the left.



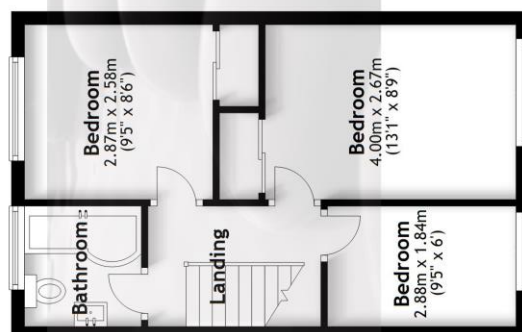
Ground Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 84.6 sq. metres (911.1 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Consumer Protection from Unfair Trading Regulation 2008.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions, construction or fitness for purpose. A property survey is highly recommended. No apparatus, equipment, services, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an accompanied appointment to view before travelling to see a property.

The Data Protection Act 1998. Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the team Association Consortium Company of which it is a member and team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Measured by Blackstone Estate Agents : IMG/PJM 07/06/2024

Viewing of this property is Highly Recommended but is Strictly by Appointment via Blackstone Estate Agents.

To avoid a possible disappointment please Call Blackstone Estate Agents on 01202 582222 without delay to arrange a convenient appointment time to view.

OPEN 7 DAYS A WEEK

MONDAY TO FRIDAY 9.00 AM - 6.00 PM

SATURDAY 9.00 AM - 5.00 PM

SUNDAY 9.00 AM 2.00PM

www.blackstoneestateagents.com

www.teamprop.co.uk