



## Ringwood Road, Poole, Dorset Guide price £268,500

RINGWOOD ROAD, PARKSTONE, POOLE. Offers invited of £268,500 Freehold. Thacker & Revitt are pleased to market this spacious three bedroom cottage style home being offered with NO FORWARD CHAIN. The property has neutral decor throughout and consists of an entrance hall with modern style stripe pattern carpeting also to stairs and landing area, open plan lounge/ diner with cast iron open fire place, cottage style kitchen with a range of cream fronted units. There are three bedrooms to the first floor and a fitted bathroom with separate shower cubicle and bath. Outside to the rear is a spacious decked entertaining area with a brick built store building. Off road parking to the front and a shared drive access area. The property is Freehold and we would recommend an early viewing. Ideal first time buy or Investment property. Great location to get to Poole, Parkstone and Bournemouth. Great catchment area for St Edwards. Don't delay on this gem of a property and book your viewing.



### FRONT DOOR AND ENTRANCE HALL

11'4" x 2'11" (3.47 x 0.90)

Upvc double glazed door with glass panes leading into this modern looking light and airy entrance hall. White ceiling and walls and stripe pattern fitted carpet. Ceiling light fitting. Wall mounted cupboard with electric meter and consumer unit inside. Stairs leading to first floor and pine effect wooden door leading into the lounge/ diner.

### LOUNGE/ DINING ROOM

24'2" x 12'0" (7.39 x 3.67)

Leading from the hall into this spacious lounge/ dining room with neutral decor and fitted carpet. Ceiling lighting, two radiators. There are two Upvc acoustic glazed windows with openings. Feature fireplace, which we have been advised by the vendor is fully working. 2 Light switches, TV socket and plug sockets. This is a light and airy room. Wood stained and glass paneled door leading into the kitchen.

### KITCHEN

13'1" x 8'11" (divided into two areas) (4.00 x 2.72 (divided into two areas))

White ceiling and emulsion painted walls with decorative tiles around the worktops. Two Upvc double glazed windows one overlooking the side and one to the rear aspect. A range of cream fronted units with laminate worktops. Tile pattern flooring to contrast with units. There is a stainless steel four ring gas hob, stainless steel electric oven. Plumbing and space for fridge and washing machine. White ceramic one and half bowl sink with mixer tap. Wall mounted Worcester combi boiler. There is a recess open store pantry area with built in storage. Ceiling light and wall mounted radiator. There is a Upvc double glazed back door leading to the outside.

### STAIRS AND LANDING AREA

Continuation of the entrance hall decor with white ceiling, white walls and stripe pattern carpet. 2 ceiling light fittings. Two light switches and ceiling loft hatch. Doors to all rooms. The loft is part boarded with lighting, electrics and radiator. There is also a velux window to the loft area and this could potential for a loft extension subject to planning permission. Permission was granted previously but has since lapsed.

### BEDROOM ONE (DOUBLE)

9'8" x 12'2" (2.95 x 3.72)

Pine effect wooden door leading into this double bedroom with rear facing aspect. White ceiling and walls and newly fitted grey carpet. Ceiling light fitting, plug sockets and light switch. Upvc acoustic glazed window with opening. TV point. Slatted blind fitted and metal curtain pole. Radiator.

### BEDROOM TWO (DOUBLE FRONT)

7'7" x 11'4" (2.33 x 3.47)

Pine effect wooden door leading into this double bedroom with front facing aspect. White ceiling and walls and newly fitted grey carpet. Ceiling light fitting. Light switch and plug sockets. Upvc acoustic glazed window with opening. TV point. Slatted window blind fitted.

### BEDROOM THREE

7'1" x 8'5" (2.17 x 2.57)

Pine effect wooden door leading into the single bedroom with front facing aspect. White ceiling and walls and newly fitted grey carpet. Ceiling lighting. There is a recess area, which has built in shelves for storage. TV point and internet point. Upvc acoustic glazed window with opening to front aspect. Radiator.



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## BATHROOM

8'3" x 9'3" (2.53 x 2.82)

Pine effect wooden door leading into this spacious bathroom with white ceiling and walls and being part tiled where specified. Tiled flooring. Upvc double glazed window with opening to rear aspect. Built in shelving to the left hand side on entering the room ideal for towels and storage. There is a white bath with chrome effect fittings. A White wc with cistern and flush. White sink with chrome effect fittings. A corner shower with tray, opening doors on track and wall mounted shower with tiled walls. Light pull cord and ceiling lighting. Radiator.



## REAR GARDEN

38'6" x 19'3" approx measurements (11.75 x 5.87 approx measurements)

The rear garden area has a spacious decked south facing area ideal for entering and sunbathing, which leads to a brick built storage building with light, power and plumbing. There is a wall to one side and wooden stained fencing to one side, which is part being a fencing gate from the shared drive into the garden. There is a side wooden gate.

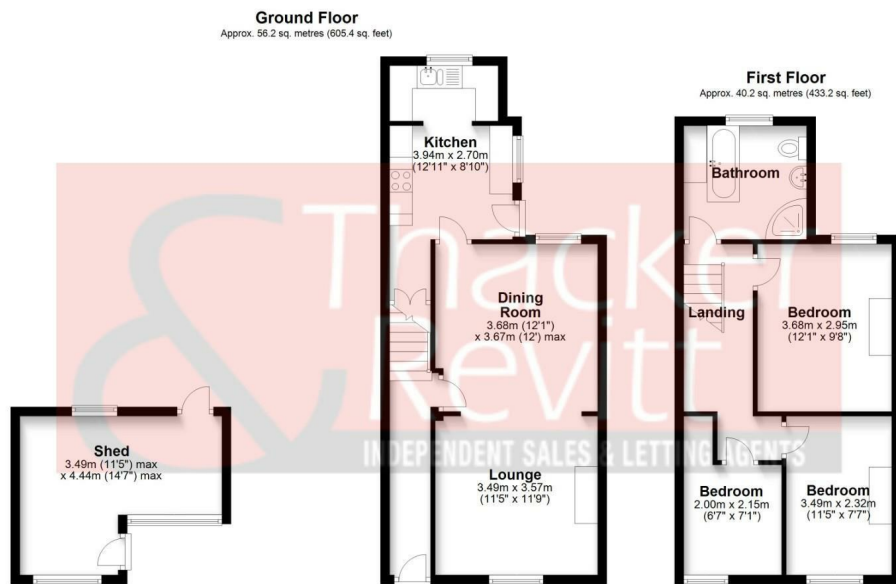


## TENURE

The Property is FREEHOLD.

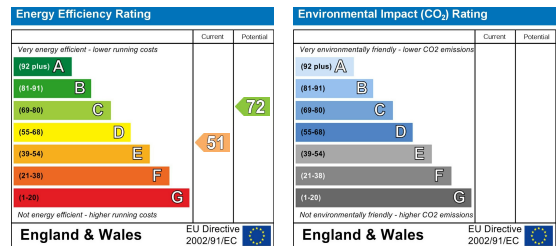
NO FORWARD CHAIN OFFERED.





Total area: approx. 96.5 sq. metres (1038.5 sq. feet)

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### Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

### Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD