





## HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached house which offers vacant possession. Benefits include three first floor bedrooms, two separate receptions, ground floor cloakroom, 11'10 fitted kitchen, conservatory, family bathroom with separate shower and westerly aspect rear garden. High street shops and facilities can be found at nearby Wimborne Road. Popular schools including St. Luke's are all within close proximity. Bournemouth town centre is a short drive away.

## ENTRANCE

UPVC double glazed door to

## HALLWAY

12' 2" x 6' 6" (3.71m x 1.98m)

Laminate floor, radiator, understair storage, access to WC. Stairs to first floor.

## GROUND FLOOR CLOAKROOM

Low level WC, wash hand basin. Tiled walls, vinyl floor. Obscure UPVC double glazed window to side.

## LOUNGE

14' 3 into bay plus chimney recess" x 11' 6" (4.34m x 3.51m)

UPVC double glazed bay window to front, double radiator. Stone hearth and mantle piece with gas fire.



## DINING ROOM

11' 11" x 10' 11 into chimney recess" (3.63m x 3.33m)

UPVC double glazed window to rear, double radiator under, outlook over conservatory and westerly aspect rear garden.

## KITCHEN

11' 10" x 7' 1" (3.61m x 2.16m)

Stainless steel sink unit with drainer to side, chrome mixer tap over, inset into worktop surface, with a range of base units under, space for slimline dishwasher, space for washing machine, space for electric cooker, matching wall mounted units, further under counter cupboards housing separate :-

Continued: fridge and freezer, tall cupboard to side housing concealed gas fired boiler. Part tiled walls, vinyl flooring, UPVC double glazed windows to side and rear, UPVC double glazed door to side.

### **FIRST FLOOR LANDING**

UPVC double glazed window to side. Hatch to loft.

### **MASTER BEDROOM**

**14' 7 into bay max" x 11' 5" (4.44m x 3.48m)**

UPVC double glazed bay window to front, double radiator, smooth ceiling

### **BEDROOM TWO**

**11' 10" x 10' 10 max" (3.61m x 3.3m)**

UPVC double glazed window to rear, double radiator.

### **BEDROOM THREE**

**6' 6" x 5' 0" (1.98m x 1.52m)**

UPVC double glazed window to front, radiator.

### **BATHROOM**

**8' 6" x 7' 2" (2.59m x 2.18m)**

White suite comprises low level bath, with side and end panels, chrome mixer tap over with hand held shower attachment. Low level WC inset into vanity unit with wash hand basin over, chrome taps. Shower cubicle with chrome "T"-bar shower. Radiator. Part tiled walls, vinyl flooring, smooth ceiling with recessed downlighters. Obscure double glazed window to rear. Airing cupboard housing water cylinder.

### **OUTSIDE FRONT**

Block paved and enclosed by brick boundary wall and gates, with mature planting to flower beds.

### **REAR GARDEN**

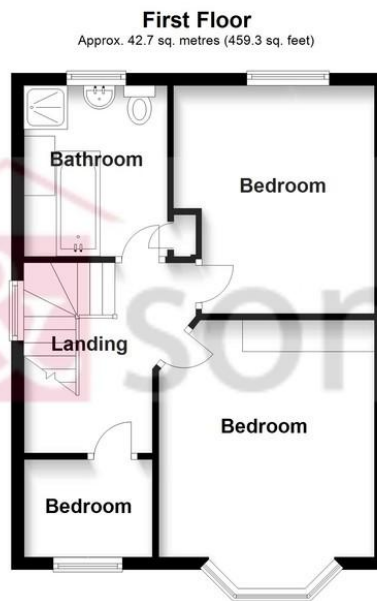
Landscaped with a variety raised flower beds, featuring mature planting, two storage sheds, water features. The garden is westerly aspect. Side gate.



### **CONSERVATORY**

Accessed from rear garden. UPVC double glazed construction, vinyl flooring, power and light.





Total area: approx. 91.2 sq. metres (982.1 sq. feet)

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Plan produced using PlanUp.



10/02/2023, 11:46

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## Energy performance certificate (EPC)

48 Ripon Road  
BOURNEMOUTH  
BH9 1RF

Energy rating

**E**

Valid until: 9 February 2033

Certificate number: 9607-3023-9202-5267-9204

Property type

Detached house