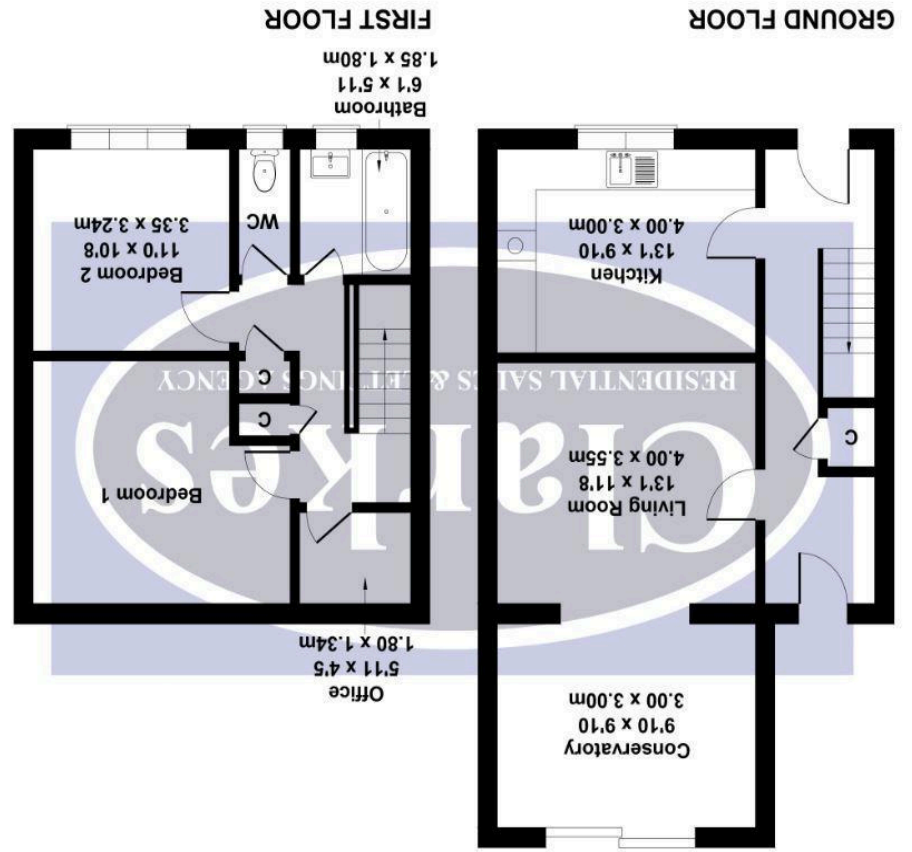


Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Approximate Gross Internal Area  
990 sq ft - 92 sq m

Energy Efficiency Rating	
Potential	Current
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
81	59
<p>EU Directive 2002/91/EC</p> <p>England, Scotland &amp; Wales</p>	



# Ripon Road,



Cozy Three-Bedroom Detached House on Ripon Road. Sought after Winton Location.

## Living Spaces:

The ground floor is a convenient design, featuring a separate lounge at the front. There is also a handy storage area in the hall.

**Open-Plan Kitchen/Diner/Lounge:** The heart of the home is the open-plan kitchen/diner/lounge at the rear. This space is filled with natural light, creating a comfortable area for everyday living. Double doors open to the garden, connecting indoor and outdoor spaces.

**Bedrooms:** Enjoy two good-sized double bedrooms along with a third cozy room, providing flexible space for your family's needs.

**Bathroom:** The main bathroom features a modern suite, offering both style and practicality.

**Outdoor:** The garden, laid to lawn, is spacious and secure and perfect for families.

Families will appreciate the proximity to reputable schools, ensuring a convenient and stress-free school run.

Council Tax Band: C

Currently rented out at £16000k pa with potential to achieve £18000

## 3 Bedrooms

Good school Catchment

Open plan kitchen/diner

Good sized garden

Separate lounge

**Offers In Excess Of  
£336,000**



**Clarkes Properties - 696 Wimborne Road, BH9 2EG**

Tel: 01202 533377 Email: [enquiries@clarkesproperties.co.uk](mailto:enquiries@clarkesproperties.co.uk)  
[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

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