



## Ringwood Road, Poole, BH14 0RY

Asking Price £300,000

- Three Bedrooms
- Westerly Facing Garden
- En-Suite Shower Room Plus Main Bathroom
- Gas Central Heating
- Close To Bus Routes & All Amenities
- Semi Detached House
- Off Road Parking
- Open Plan Kitchen / Diner
- UPVC Double Glazing
- Early Viewing Advised

# Ringwood Road, Poole BH14 0RY

THREE BEDROOMS / FAMILY HOUSE / OFF ROAD PARKING >>> Greys Estate Agents are pleased to offer for sale this spacious semi detached house situated on Ringwood Road in Parkstone, Poole. The property comprises: Three bedrooms, lounge, open plan kitchen / dining room, en-suite shower room to bedroom one and a family bathroom. Other benefits include, UPVC Double glazing, gas central heating, a Westerly rear garden, off road parking and a position close to local amenities and mainline bus routes.



Council Tax Band: C



Entrance Hall

Lounge

15'6" x 11'5" (4.73m x 3.48m)

Kitchen / Breakfast Room

15'6" x 15'2" (4.73m x 4.64m)

Landing

Bedroom One

15'6" x 11'5" (4.73m x 3.48m)

En-Suite Shower Room

Bedroom Two

11'9" x 9'6" (3.60m x 2.90m)

Bedroom Three

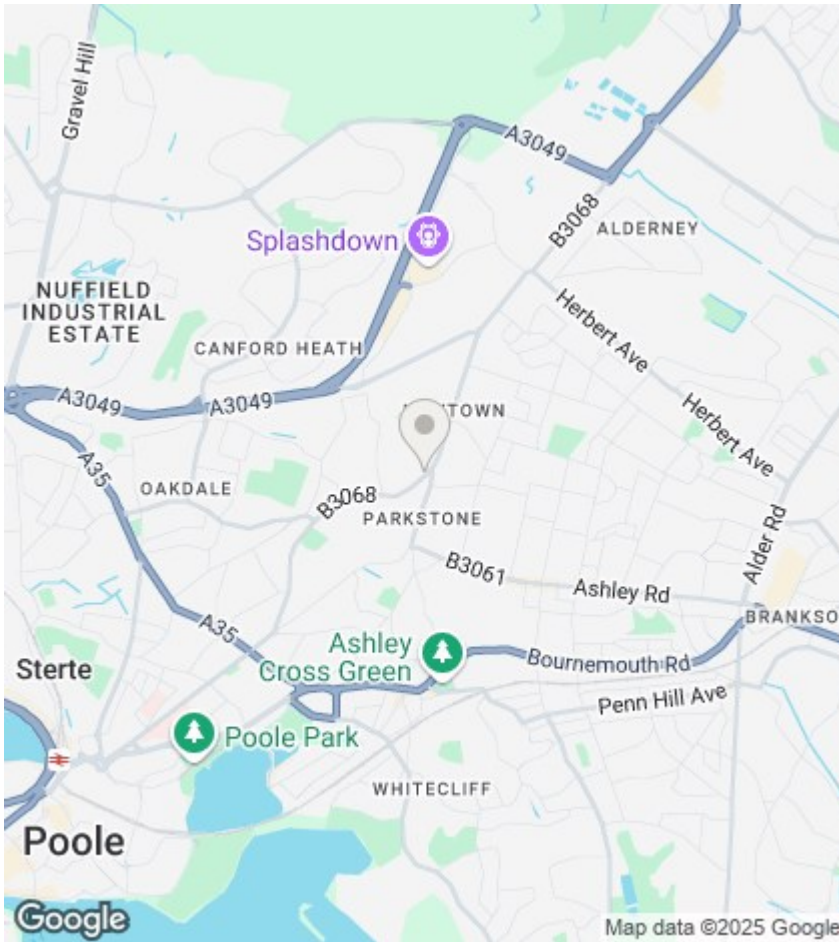
11'9" x 5'8" (3.60m x 1.74m)

Bathroom

Council Tax Band - C







### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

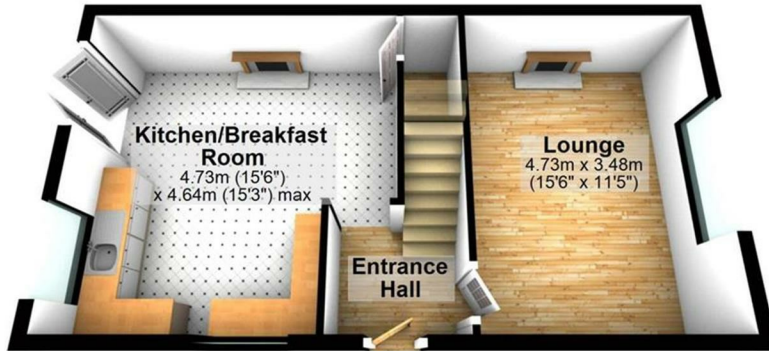
Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

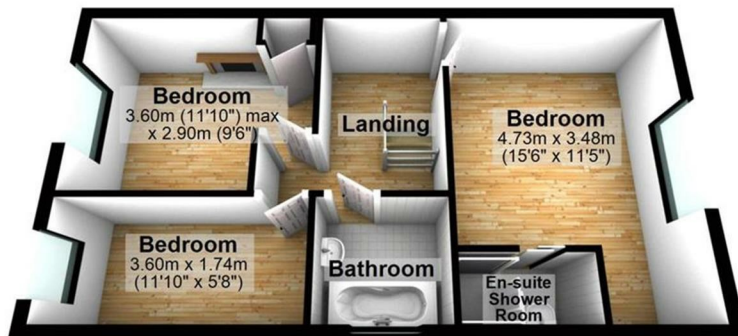
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006) Plan produced using PlanUp.