



## RINGWOOD ROAD, POOLE, BH12 4LT

£325,000

- Three Bedrooms
- UPVC Double Glazing
- Downstairs Cloakroom
- Family Bathroom
- Obtaining £1400 pcm
- Modern End Of Terrace House
- Gas Central Heating
- En-Suite To Bedroom One
- Investment Purchase Only
- Off Road Parking For 2 x Vehicles

# Ringwood Road, Poole BH12 4LT

INVESTMENT PURCHASE ONLY / RENTED AT £1395PCM >>> Greys Estate Agents are delighted to offer for sale this spacious end of terrace house situated in a small tucked away development off Ringwood Road in Parkstone, Poole. The property comprises: Three bedrooms, en-suite shower room to bedroom one, good size lounge / dining room, modern kitchen, downstairs cloakroom and a family bathroom. Other benefits include UPVC double glazing, gas central heating, front and rear gardens and off road parking for a couple of vehicles. INVESTERS ONLY! Current Rent - £1400 pcm. To arrange a viewing, or for further information, please contact GREYS of Parkstone on 01202 749390.



Council Tax Band:



### Downstairs Cloakroom

### Lounge / Dining room

15'1" x 8'10" (4.60m x 2.69m)

### Kitchen

10'4" x 8'0" (3.15m x 2.44m)

### Bedroom One

12'10" x 11'10" max (3.91m x 3.61m max)

### En-suite Shower Room

### Bedroom Two

10'6" x 7'7" (3.20m x 2.31m)

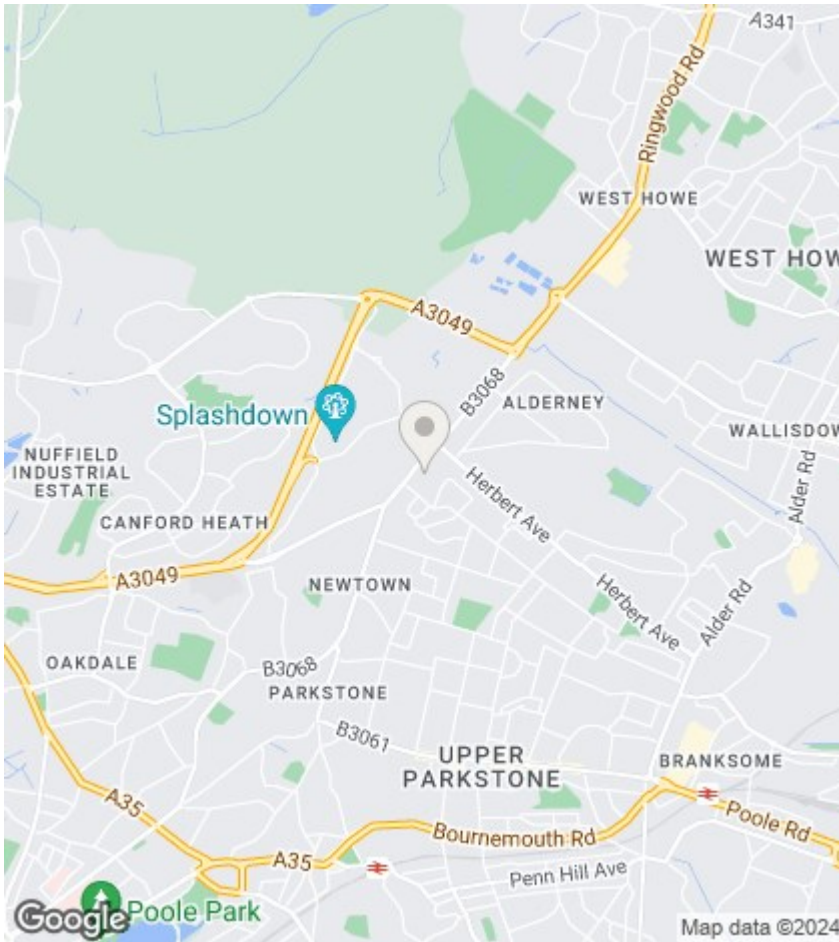
### Bedroom Three

7'7" x 7'3" (2.31m x 2.21m)

### Bathroom







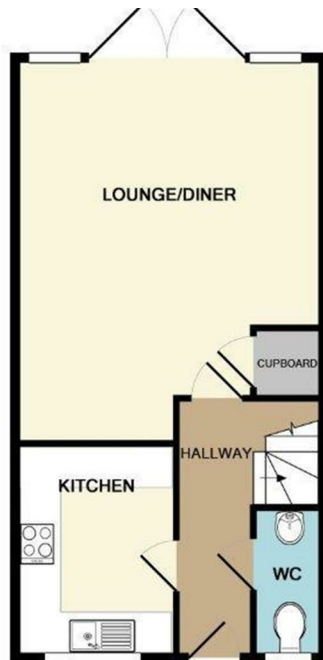
## Directions

## Viewings

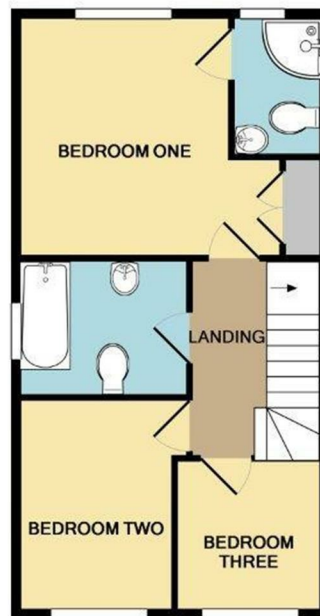
Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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