



**Ringwood Road
Poole, BH14 0RP**

Ringwood Road, Poole, Dorset, BH14 0RP

Leasehold Price £265,000

CASH BUYERS ONLY!!! A spacious 3 bedroom flat forming the first floor of this detached house and offering its own private entrance, 100ft rear garden, garage, and lots of off road parking. The property was modernised a few years ago, having a modern open plan kitchen with integrated oven, hob and extractor, and a range of white units with work tops over. The bright lounge faces the front of the building and towards the rear of the property are the 3 bedrooms and a bathroom which is modern with a shower over the bath and fully tiled walls. The property also benefits from a recently fitted boiler, gas central heating and the whole house had a new roof in 2020.

- Character 3 bedroom first floor flat, being one of only 2 in this detached home
- Open plan lounge/kitchen with large bay window to the front
- Large 100 ft x 25 ft, fully enclosed rear garden
- Private entrance on the ground floor with stairs leading to the first floor
- Modern kitchen with new 5 ring gas hob, chimney style hood and integrated oven
- Recently fitted bathroom being fully tiled and having a shower over the bath
- High ceilings throughout
- Off road parking for 4 cars in tandem
- Detached concrete garage for storage with up and over door
- Gas central heating and double glazing
- Low maintenance charges

Set in a very central location in Oakdale with Poole Town Centre being 1.5 miles away and Poole Park just over a mile away with a popular boating lake, cafes and restaurants. The local Co-op is within a few hundred yards and the property has excellent Road links to Poole, and out to the spur road to Dorchester and Ringwood.

Maintenance charges: As and when

Lease length: 155 years

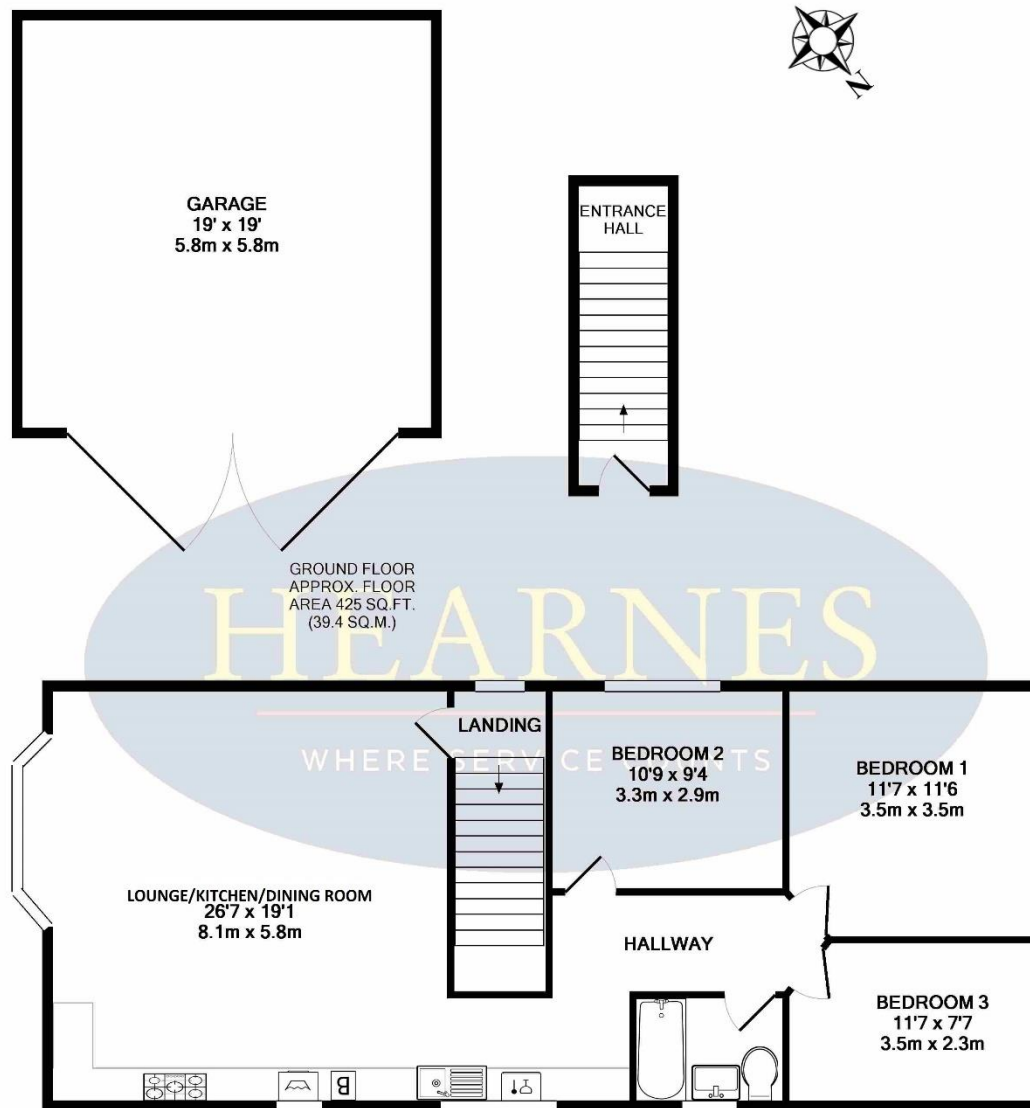
Ground Rent: £10 per annum

COUNCIL TAX BAND: B

EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





1ST FLOOR
APPROX. FLOOR AREA 869 SQ.FT. (80.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1294 SQ.FT. (120.2 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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