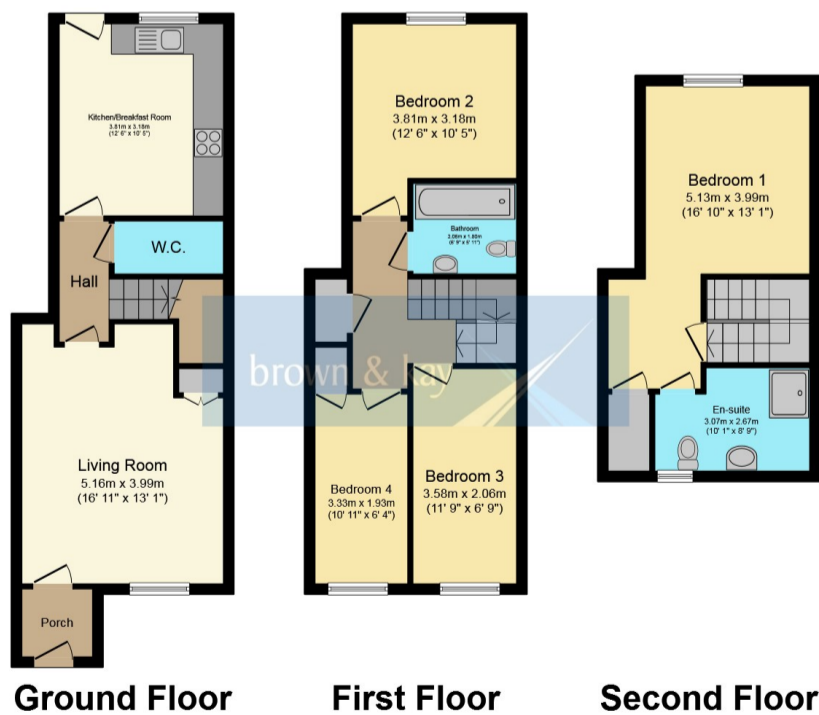




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## 8b Richmond Road, Poole, Dorset BH14 0BP

£350,000

### The Property

Brown and Kay are delighted to market this well presented and spacious family home with over 1,000 sq. ft of flexible living accommodation. The property is ideally positioned betwixt Ashley Road and Ashley Cross and has highly sought after local schools as well as bus routes to the town centres.

The property is arranged over three floors and comprises; front lounge, kitchen/diner, four bedrooms, family bathroom and ensuite to primary bedroom. Externally, the property offers a sunny aspect rear garden featuring a paved patio and lawn area with gated side access. To the front of the property there is off road parking. Further features include ample storage, downstairs cloakroom and gas central heating.

### DRIVEWAY

Laid to hardstanding.

### ENTRANCE HALL

**LIVING ROOM**  
16' 11" x 13' 1" (5.16m x 3.99m) Double glazed window to front, storage cupboard.

### KITCHEN/DINER

12' 10" x 10' 5" (3.91m x 3.17m) Double glazed window overlooking the rear. Mix of base and eye level units with complementary work surfaces. Integrated oven and gas hob. Space for washing machine and fridge/freezer.

### W.C

w.c, sink and extractor fan

### FIRST FLOOR LANDING

Storage cupboard

### BEDROOM THREE

11' 9" x 6' 9" (3.58m x 2.06m) Double glazed window with front aspect.

### BEDROOM FOUR

10' 11" x 6' 4" (3.33m x 1.93m) Double glazed window with front aspect, wardrobe cupboard.

### FAMILY BATHROOM

bath, w.c , sink and heated towel rail. Extractor fan.

### BEDROOM TWO

12' 6" x 10' 5" (3.81m x 3.17m) Double glazed window to rear.

### SECOND FLOOR LANDING

### BEDROOM ONE

16' 10" x 13' 1" (5.13m x 3.99m) 'VELUX' style double glazed window to rear aspect, walk in wardrobe space and en-suite shower room.

### EN-SUITE SHOWER ROOM

'VELUX' style double glazed window to front aspect. W.c, sink and shower cubicle.

### REAR GARDEN

Split level with the lower level having the benefit of low maintenance paving slabs whilst the upper level is laid to lawn with gate to rear access.

### COUNCIL TAX - BAND C