



35 Ryall Road, Poole, Dorset BH17 9FA

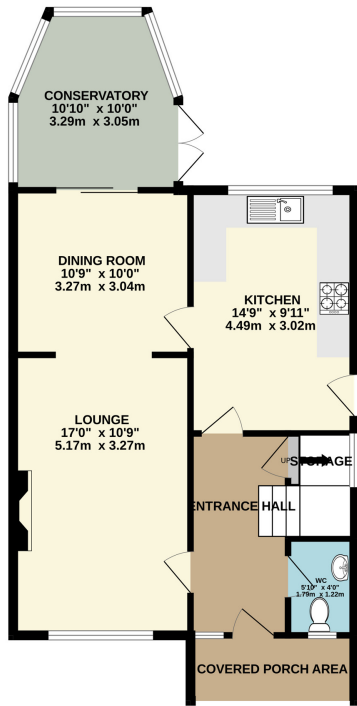
Asking Price £469,950 Freehold

**** NO FORWARD CHAIN **** A spacious four bedroom detached house situated on this popular road in Canford Heath a short distance from Adastral Square, leisure centre and bus routes. Broadstone Broadway with its array of bars, shops and restaurants is just a short drive away. This versatile family home which could benefit from some cosmetic updating, offers over 1500 sq ft and internal viewing is highly advised to appreciate the plentiful accommodation on offer, comprising: Modern kitchen, open-plan lounge/diner, conservatory, 3 double bedrooms, 1 spacious single bedroom, downstairs cloakroom and contemporary family bathroom. Externally, this family residence provides an enclosed, wrap-around rear garden mostly laid to lawn with sun patio seating area. To the front, the driveway provides off-road parking which in turn leads to the detached, double garage and electric up and over doors. Further features include: integrated dishwasher to kitchen, side access, solar panels, en-suite to bedroom one, built-in wardrobes to bedrooms one and two, additional storage cupboard, covered entrance porch, gas central heating and UPVC double glazing. Nearby schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and Poole and Parkstone Grammars.

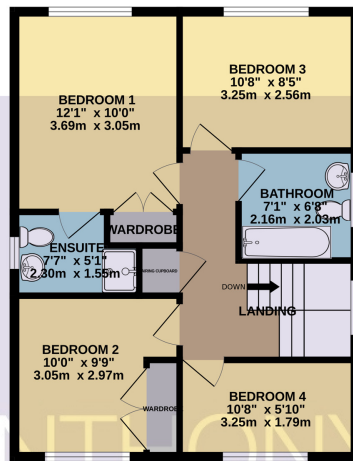
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**ANTHONY
DAVID & CO**

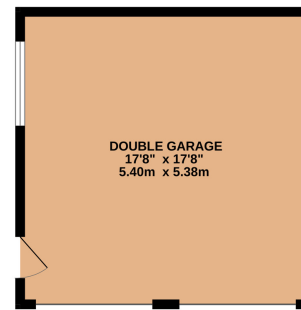
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1559 sq.ft. (144.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Entrance Hall Doors to

Lounge 17' 0" x 10' 9" (5.18m x 3.28m)

Dining Room 10' 9" x 10' 0" (3.28m x 3.05m)

Conservatory 10' 10" x 10' 0" (3.30m x 3.05m)

Kitchen 14' 9" x 9' 11" (4.50m x 3.02m)

WC 5' 10" x 4' 0" (1.78m x 1.22m)

Landing Doors to

Bedroom One 12' 1" x 10' 0" (3.68m x 3.05m)

Bedroom Two 10' 0" x 9' 9" (3.05m x 2.97m)

Bedroom Three 10' 8" x 8' 5" (3.25m x 2.57m)

Bedroom Four 10' 8" x 5' 10" (3.25m x 1.78m)

Bathroom 7' 1" x 6' 8" (2.16m x 2.03m)

En-Suite 7' 7" x 5' 1" (2.31m x 1.55m)

Garden Enclosed

Driveway Off-Road Parking and Garage

Council Tax Band D

Solar Panels Feed-in 46p/kWh



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	75
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.