



90 Ringwood Road, Poole, Dorset BH14 0RN

£485,000 Freehold

A stunning three bedroom detached house situated on this corner plot on the fringes of Lower Parkstone and Oakdale within close proximity to local shops, bus routes and schools. Poole Hospital, Poole Park and the popular Ashley Cross with its trendy bars and bistros are all a short distance away. This stylish home has been tastefully modernised and extended to a high specification by the current owner and viewing is essential to appreciate the contemporary accommodation on offer, which comprises: living room, bespoke kitchen/diner, family room, downstairs cloakroom, two double bedrooms, single bedroom and family bathroom. Externally the property boasts a landscaped garden with sun patio, lawned area and decking. To the rear there is off road parking. Further features of this 'must see' home include: wood burner to living room, underfloor heating to kitchen/diner, some integrated appliances, new boiler and central heating system (2022) with the remainder of a 10 year guarantee, new roof and new mains water pipe to name but a few. Nearby Schools - Longfleet Primary, St Mary's Catholic Primary, Ocean Academy and St Edwards RC/CoE Secondary.

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ANTHONY
DAVID & CO

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



Entrance Hall Door to

Kitchen/Diner 24' 10" x 15' 7" (7.57m x 4.75m)

Family Room 13' 7" x 11' 10" (4.14m x 3.61m)

Living Room 13' 0" x 11' 10" (3.96m x 3.61m)

Downstairs Cloakroom 5' 7" x 2' 6" (1.70m x 0.76m)

Landing Doors to

Bedroom One 13' 0" x 11' 10" (3.96m x 3.61m)

Bedroom Two 13' 7" x 11' 10" (4.14m x 3.61m)

Bedroom Three 9' 3" x 6' 3" (2.82m x 1.91m)

Bathroom 6' 3" x 6' 3" (1.91m x 1.91m)

Garden Landscaped

Parking To the rear

Council Tax Band D

TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of 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.