



104 Ringwood Road, Poole, Dorset BH14 0RW

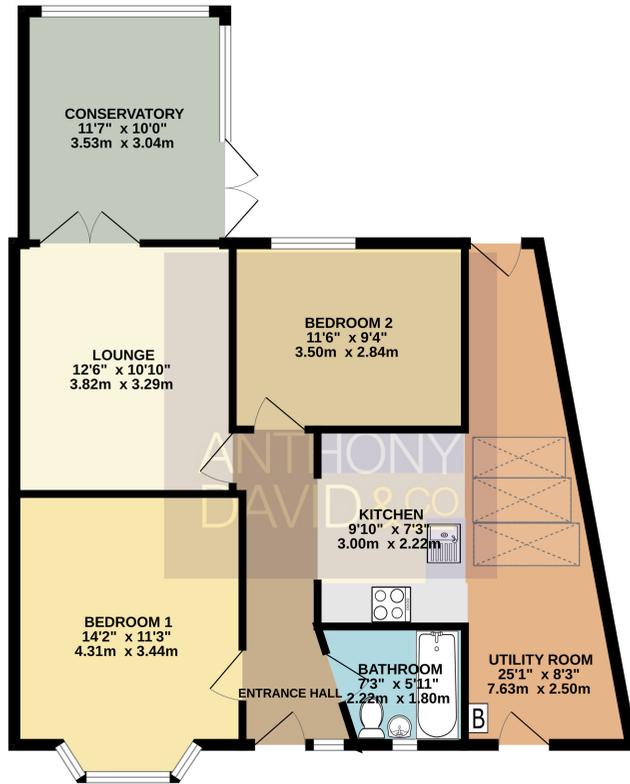
£359,950 Freehold

A super two double bedroom detached bungalow situated 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 delightful home offers nice sized living space and viewing is a must to appreciate its convenient location and the accommodation on offer, which comprises: lounge, contemporary kitchen, conservatory, utility room and stylish bathroom. Externally the property boasts an extensive Westerly facing garden being mainly laid to lawn with steps down to sun deck. To the front the ample driveway provides off road parking. Further features include: part boarded loft, garden shed, gas central heating and UPVC double glazing. 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
831 sq.ft. (77.2 sq.m.) approx.



Entrance Hall Doors to

Lounge 12' 6" x 10' 10" (3.81m x 3.30m)

Kitchen 9' 10" x 7' 3" (3.00m x 2.21m)

Utility Room 25' 1" x 8' 3" (7.65m x 2.51m)

Conservatory 11' 7" x 10' 0" (3.53m x 3.05m)

Bedroom One 14' 2" x 11' 3" (4.32m x 3.43m)

Bedroom Two 11' 6" x 9' 4" (3.51m x 2.84m)

Bathroom 7' 3" x 5' 11" (2.21m x 1.80m)

Garden Westerly aspect

Driveway Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA : 831 sq.ft. (77.2 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	76
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.