

Ringwood Road
Poole BH14 0RN

Guide Price £425,000 Freehold





Property Summary

A beautifully presented and newly renovated three bedroom semi-detached family home with contemporary open plan kitchen lifestyle space, separate front lounge reception room and landscaped rear garden.



Key Features

- Semi-detached three bedroom family home
- Located within desirable BH14
- Newly renovated throughout
- Open plan kitchen/lifestyle space
- Separate front lounge reception room
- Modern shower room
- Landscaped rear garden
- Stylish front porch
- Off road parking for multiple vehicles
- Within favoured school catchments



About the Property

A beautifully presented three bedroom semi-detached family home ideally situated on the borders of Lower Parkstone and Oakdale within close proximity of Poole Hospital and Poole Town centre. Ashley Cross with its trendy bars and bistros is also just a short drive away.

This ready to move into family home presents stylish accommodation throughout comprising: front lounge reception room, contemporary open plan kitchen/dining room, three good sized bedrooms, modern shower room and downstairs WC.

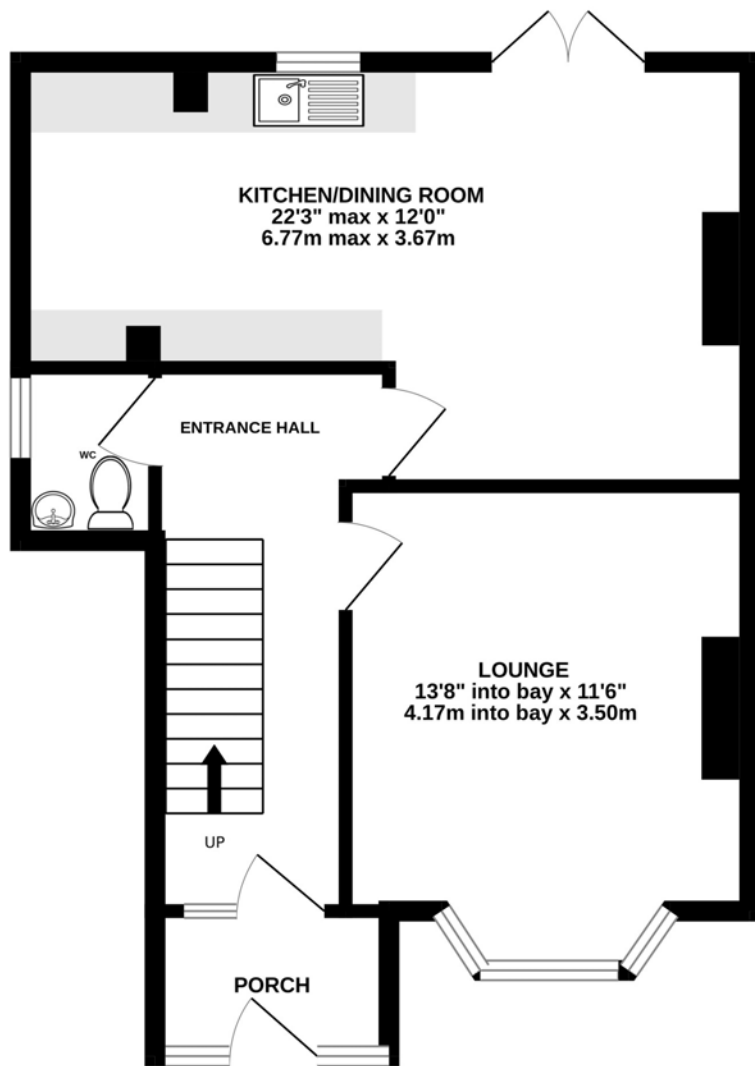


Externally the property boasts a good sized Westerly aspect garden with feature patio and decked sun terrace - perfect for entertaining. Multiple lawned areas and path lead to a detached storage cabin with power and light. The front driveway provides off road parking for multiple vehicles with a secure side gate.

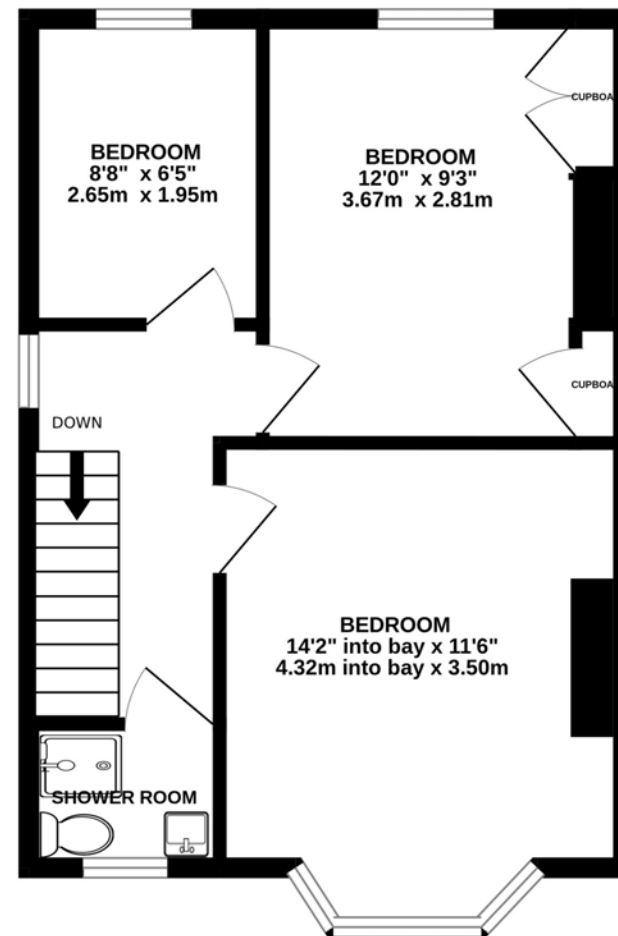
Offered for sale with NO FORWARD CHAIN.

Council Tax Band: C

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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About the Location

Poole is home to the second largest natural harbour in the world after Sydney and has been a working port for hundreds of years. Its quayside entertainment has grown to accommodate a centre of commerce, cafes and nightlife.

Poole Park, boasting a boating lake, café and waterfront restaurant, Poole town centre, Baiter Park and Whitecliff Park are all close by with the world-renowned Sandbanks peninsula just a short drive away.

Poole train station offers great rail links to a variety of destinations including Southampton and London and the local ferry port provides crossings to the continent.

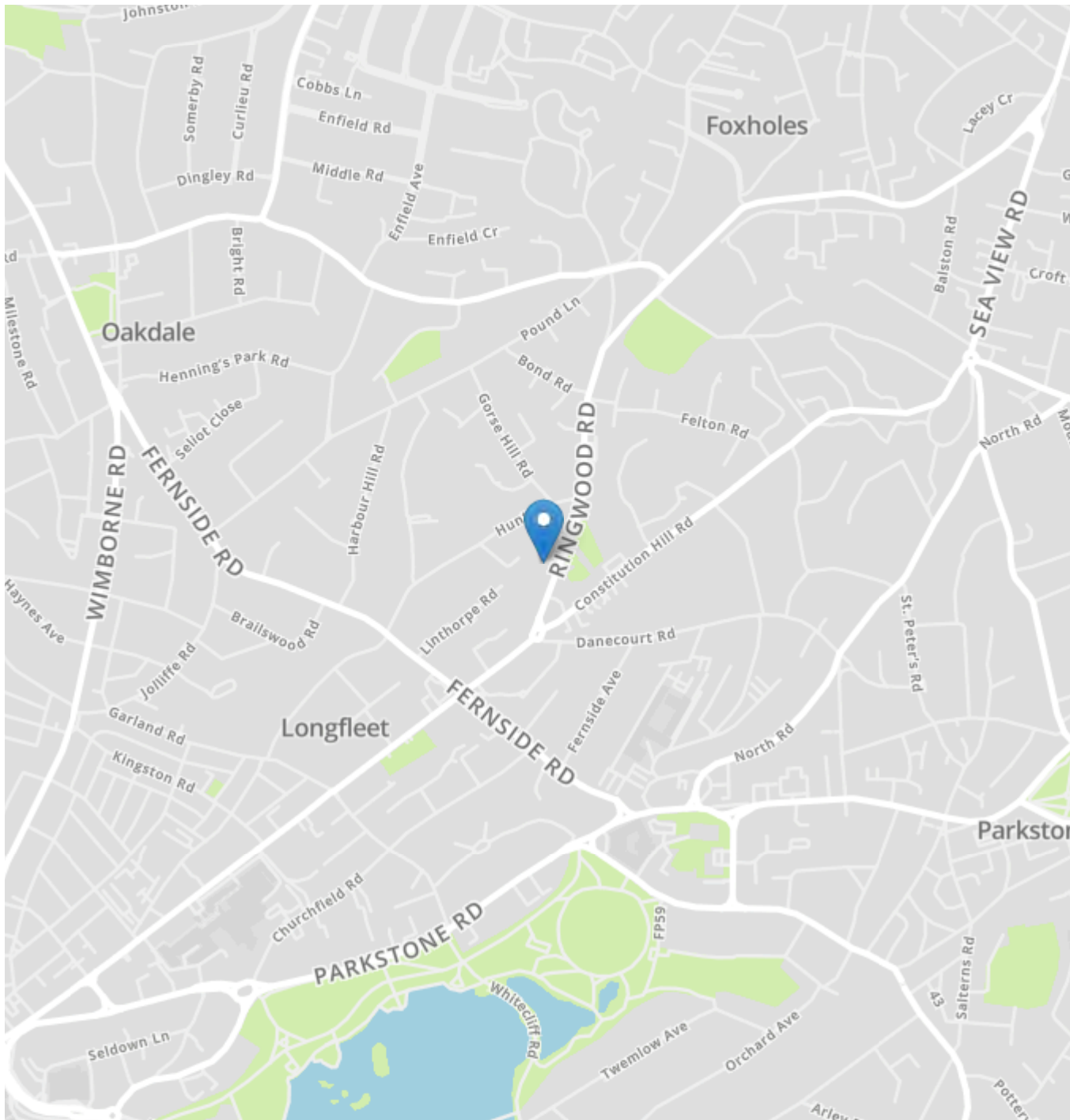



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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