



86 Ringwood Road, Poole, Dorset BH14 0RN

Guide Price £360,000 Freehold

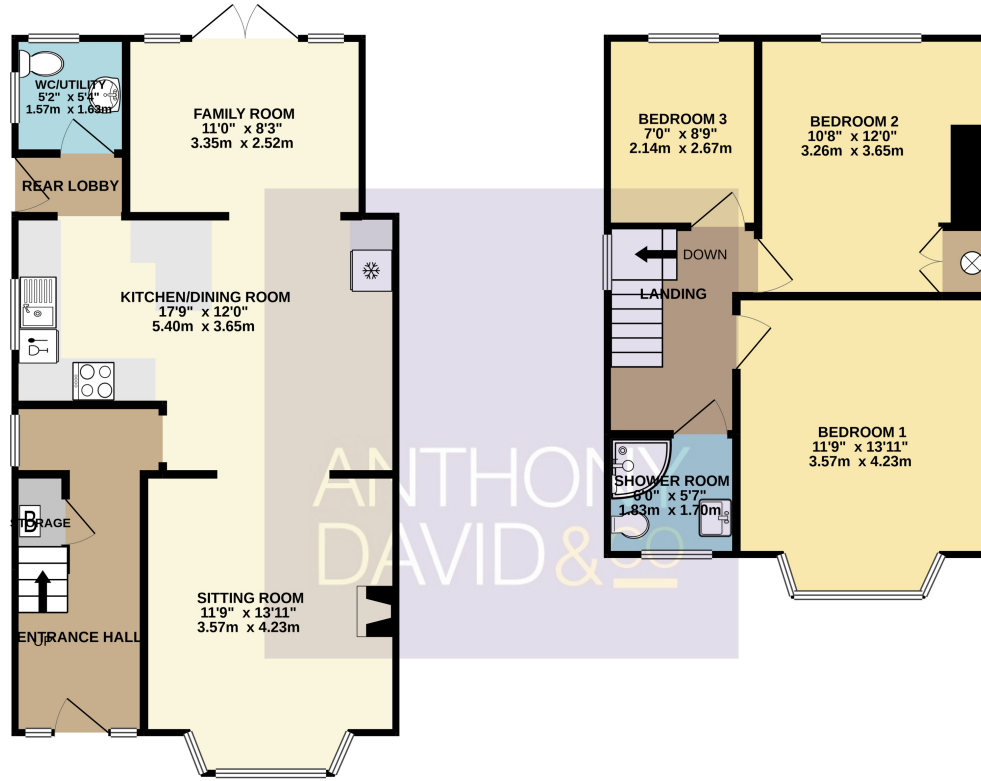
A charming cottage style three bedroom semi detached house conveniently situated a short distance away from Poole Town centre with it's array of shopping facilities, Ashley Cross with it's trendy bars and bistros is also close to hand. This characterful property presents an ideal family home and internal viewing is advised to appreciate its charm and finesse. The accommodation on offer comprises: sitting room, stunning open plan kitchen/diner, family room, downstairs cloakroom/utility and shower room. Externally the property boasts a Westerly aspect tiered garden with sun patio, raised artificial lawned area and further patio. The parking to the property is accessed via the rear and is currently set for one space with the other space having been sectioned off for a hot tub. Further features of this delightful home include: some integrated appliances to kitchen, wood burner to sitting room, spacious entrance hall, rear lobby, gas central heating and UPVC double glazing. Nearby Schools - St Marys RC Primary, Longfleet Combined, Poole High School and St Edwards RC/CoE Secondary.

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ANTHONY  
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GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 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

Sitting Room 13' 11" x 11' 9" (4.24m x 3.58m)

Kitchen/Diner 17' 9" x 12' 0" (5.41m x 3.66m)

Family Room 11' 0" x 8' 3" (3.35m x 2.51m)

Downstairs Cloakroom/Utility 5' 4" x 5' 2" (1.63m x 1.57m)

Landing Doors to

Bedroom One 13' 11" x 11' 9" (4.24m x 3.58m)

Bedroom Two 12' 0" x 10' 8" (3.66m x 3.25m)

Bedroom Three 8' 9" x 7' 0" (2.67m x 2.13m)

Shower Room 6' 0" x 5' 7" (1.83m x 1.70m)

Garden Westerly Aspect

Parking To the rear

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.