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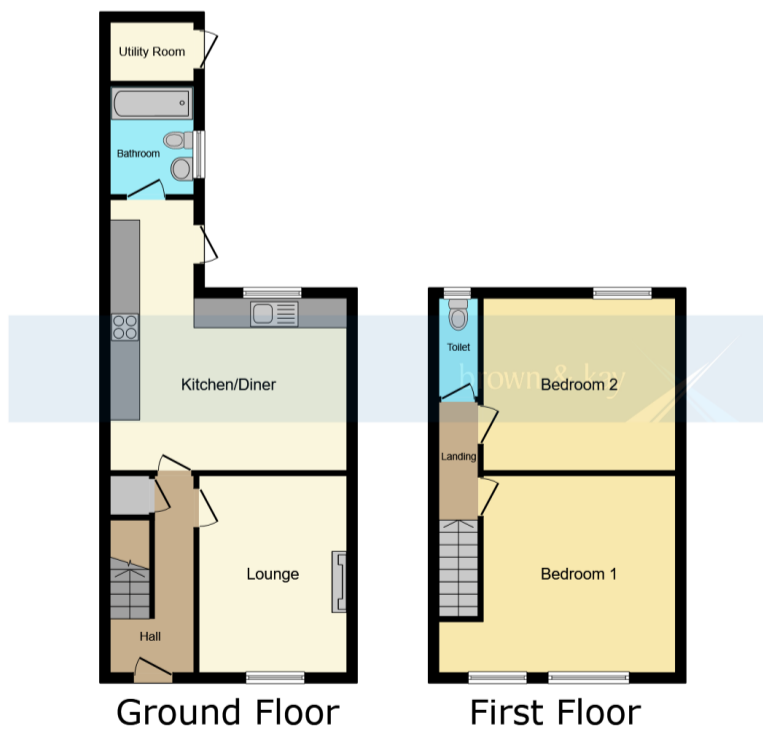
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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17 Ridley Road, WINTON, Dorset BH9 1LB

£325,000

The Property

A delightful two bedroom period cottage brimming with character located in the highly popular area of Winton. This charming home affords a tastefully decorated interior and boasts a beautifully decorated lounge featuring a characterful fireplace, perfect for cozy evenings, a good size kitchen/dining room is located to the rear with access to the garden, and completing the ground floor is a modern downstairs bathroom. Upstairs, you'll find two generously sized bedrooms and an additional W.C., ensuring comfort and practicality. One of the home's standout features is the stunning 100' rear garden, which enjoys a desirable south-easterly aspect and is perfect for outdoor relaxation and entertaining, and there is also the added benefit of off road parking to the front of the property. With its perfect blend of period charm and modern living this is an ideal home for those looking to enjoy both comfort and character.

The property occupies a pleasant position within the popular residential area of Winton being within comfortable reach of the wide and varied range of shopping facilities, cafe bars and restaurants located along the Wimborne Road, as well as bus services which operate to surrounding areas. For families, St Lukes Primary School is within close proximity and for beach lovers, miles upon miles of sandy beaches and promenade stretch from the famous Sandbanks to trendy Southbourne and beyond in the other direction.

ENTRANCE HALL

Stairs to the first floor landing.

LOUNGE

11' 7" x 11' 6" (3.53m x 3.51m) Beautifully decorated in keeping with the character of the home with front facing window, feature fireplace and radiator.

KITCHEN/DINING ROOM

16' 7" x 11' 4" (5.05m x 3.45m) narrowing to 5'2" 'L' Shaped. Well fitted with a range of wall and base units with contrasting work surfaces over, space for fridge/freezer and free standing cooker, ample space for dining table and chairs.

UTILITY AREA (ACCESSED VIA THE GARDEN)

With space for washing machine and tumble dryer.

GROUND FLOOR BATHROOM

Modern suite comprising bath, wash hand basin and w.c. Window, radiator and tiled surround.

FIRST FLOOR LANDING

Doors to the following rooms.

BEDROOM ONE

13' 3" x 11' 7" (4.04m x 3.53m) Front facing window, radiator.

BEDROOM TWO

10' 5" x 8' 3" (3.17m x 2.51m) Rear facing window, radiator.

SEPARATE W.C.

W.C.

FRONT OF PROPERTY

To the front is off road parking.

EXTENSIVE REAR GARDEN

A particular feature of the home is the fabulous rear garden, circa 100' in length, with large seating area to the rear ideal for barbecues and entertaining, the remainder is laid to lawn.

COUNCIL TAX - BAND B