



Connells

Ringwood Road
BOURNEMOUTH



Property Description

Situated on the sought after Ringwood Road this detached property offers a fantastic opportunity for buyers seeking a home with redevelopment potential. Boasting a substantial plot, this property features ample off-road parking, a large rear garage with access road and a self-contained annexe, making it ideal for multi-generational living or rental income.

The main house offers generous living accommodation, while the annexe provides additional flexibility. With no onward chain this is a rare opportunity to acquire a property with huge scope for improvement, extension or redevelopment (STPP).

The property is offered with no onward chain.

Conveniently positioned for easy commutes inland or towards Bournemouth and Poole, this home is perfectly located for both work and leisure. Whether you're looking for a family home, an investment project or a development opportunity this property has the potential to be something truly special.

Please note - The sale contract will include a provision relating to the future potential redevelopment value of the rear garden.

Entrance Hallway

Front aspect double glazed stained glass window. Understairs cupboard with combi boiler.

Cloakroom

Lounge

23' x 10' 8" (7.01m x 3.25m)
Feature fireplace. Rear aspect double glazed window. Radiator.

Kitchen

15' 11" x 8' 8" (4.85m x 2.64m)
Fitted kitchen comprising a range of wall and

base units, built in gas hob and electric double oven, space for free standing appliances. Side and rear aspect double glazed windows.

Conservatory

13' 7" x 9' 6" (4.14m x 2.90m)
Brick built with UPVC windows. Radiator.

Bedroom One

14' 2" into bay x 11' (4.32m into bay x 3.35m)
Front aspect double glazed bay window. Built in wardrobes. Radiator.

En Suite

Walk-in shower, wash hand basin with vanity unit and WC. Heated towel rail. Rear aspect double glazed window.

Bedroom Two

8' 9" x 8' 9" (2.67m x 2.67m)
Rear aspect double glazed window. Radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin and WC. Heated towel rail. Composite waterproof wall panels. Access into loft.

Cloakroom

Wash hand basin and WC.

Annexe

25' 7" x 8' 2" (7.80m x 2.49m)
Private door into the annexe which is partitioned off.

Kitchen Area

Kitchenette with storage units, spaces

for free standing appliances. Rear aspect double glazed window.

Bathroom

Shower cubicle, wash hand basin and WC. Heated towel rail. Tiled floor.

Outside Front

Driveway providing off road parking for multiple vehicles.

Garage

The garage is accessed from the rear access road. Security system. Front aspect window.

Agents Note

Annexe EPC: C

POTENTIAL FOR DEVELOPMENT TO THE REAR OF THE PROPERTY.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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689 Wimborne Road
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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/WIN306977

Tenure: Freehold



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