



Corbin & Co.

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Ringwood Road, Bournemouth, Dorset

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Asking Price £325,000



Corbin & Co are delighted to offer for sale this fantastic property on Ringwood Road, Bournemouth, BH11. Situated in a prime location, this semi-detached house offers a unique opportunity for home workers looking to run their own business, work from home, annex, office, gym, or hobbies/games room.

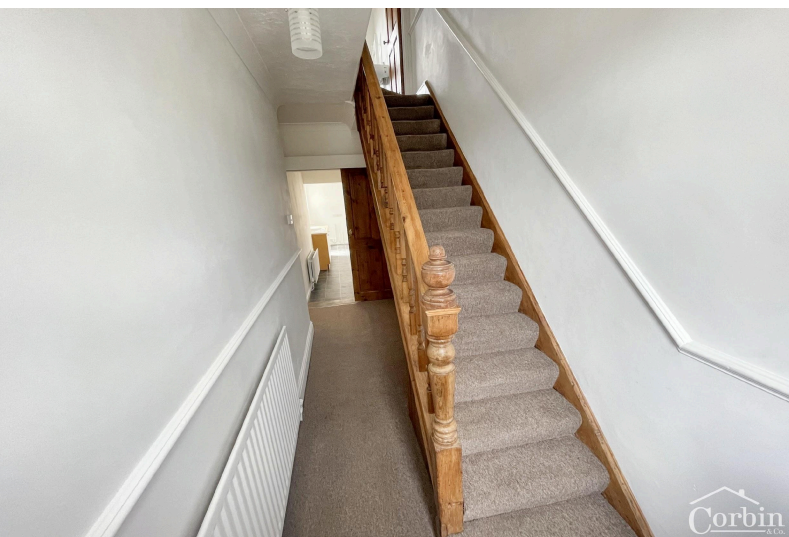
The property features no forward chain, off-road parking on a block-paved driveway, and a dual aspect lounge/diner with a beautiful feature fireplace. The extended kitchen/breakfast room boasts ample storage and worktop space ensuring convenience in your daily routine. The back door opens onto a low maintenance rear garden, providing privacy and seclusion for relaxation after a productive day.

Upstairs, you will find two bedrooms and a family bathroom. The main bedroom is a spacious double room offering a view of the front aspect, while the second bedroom is a generous single room with a feature fireplace. The family bathroom is well-appointed with a 'p-shaped' bath and shower, pedestal hand basin, and WC for your comfort.

The outbuildings attached to the property has its own entrances and offers huge potential for those seeking to combine work and home life seamlessly. (Please note that the current granted business class is Sui Generis but this is being looking into being removed)

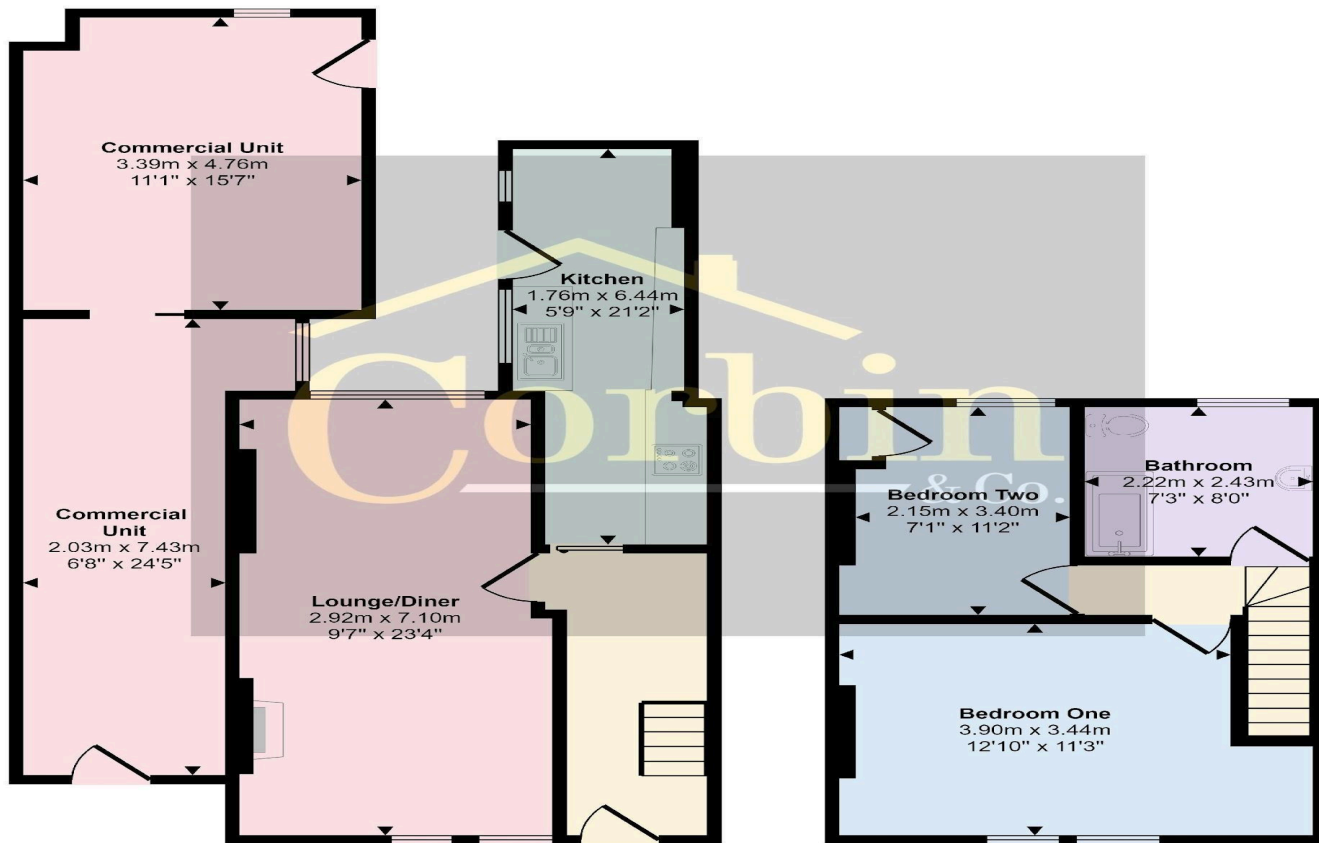
The location is ideal, situated close to local shops, amenities, buses, transport links, and Turbury Park Retail Park. Additionally, Bournemouth & Poole Town Centres are a short distance away, providing further convenience. Schools for all ages can be found within easy reach, making this property perfect for families as well.

Don't miss the opportunity to view this well-presented property in good condition throughout. Take the first step towards creating your ideal home and work space by arranging a viewing today. To book an appointment please call us on 01202 519761.





Approx Gross Internal Area
107 sq m / 1156 sq ft



Ground Floor
Approx 74 sq m / 796 sq ft

First Floor
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

01202 519761

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