

FOR SALE



Ridley Road, Bournemouth

3 Bedrooms, 1 Bathroom, Detached House

Asking Price Of £365,000


MARTIN&CO



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3 Bedrooms, 1 Bathroom

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- DETACHED HOUSE
- 3-BEDROOMS
- SEPARATE KITCHEN DINER
- 2 RECEPTION ROOMS
- OFF STREET PARKING



Ideally located in a residential street between Charminster and Winton is this DETACHED 3/4 Bedroom House. The property offers a great family space to call home or could make a good rental investment or student let. The property is just 5 minutes from local amenities including supermarkets, bars and restaurants. The property is just 200m from St Lukes Primary School, a number of others to choose from such as the Linwood School. Winton recreation ground is also a short walk away and offers a plenty of activities for all ages.

The property has a concrete driveway and side access to the rear garden. As we enter the property we find the entrance hallway that provides access to the staircase and all principle rooms on the ground floor. There is a reception room to the left that makes a great snug to watch TV in or could be used as a 4th bedroom. The room has the added benefit of the bay window and original feature fireplace and surround.

Down the corridor and we find a wonderful family kitchen/diner that offers plenty of over and under counter cupboard space, enough room for the family dining table, and room for all the electrical appliances a kitchen needs.

Just off the kitchen is a second reception room and is currently used as the main lounge and another great room to relax in. Located in an extended part of the property at the rear, the room has a nice family feel to it, and provides access out in to the generous sized rear garden, where we find a patio area, ideal for entertaining guests, artificial grass sections and garden shed. The property is nicely secluded from the neighbouring properties.

Up on the first floor we find three bedrooms and the family bathroom. To the front there is a generous sized



master bedroom, with bay window, and plenty of room for a king size bed, wardrobes and more. Adjacent to this is the second double bedroom, and an ideal room for all ages or as a guest bedroom. The third single bedroom is perfect for a small child or could also be used as a home office space.

The family bathroom provides a white three piece suit with white hand wash basin, white W/C, and white bathtub with shower over the tub. The bathroom has tiled walls floor to ceiling and heated chrome towel rail.

The property is an ideal family home, or could be a great long term investment property, with potential for cosmetic improvements internally and externally. There is also the possibility of the property being turned in to student let (STP).

Agent's Notes:

Tenure – Freehold

Council Tax Band C (£1,918 p.a.)

All Mains are connected

Off road parking
Chain Free Vendors

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service



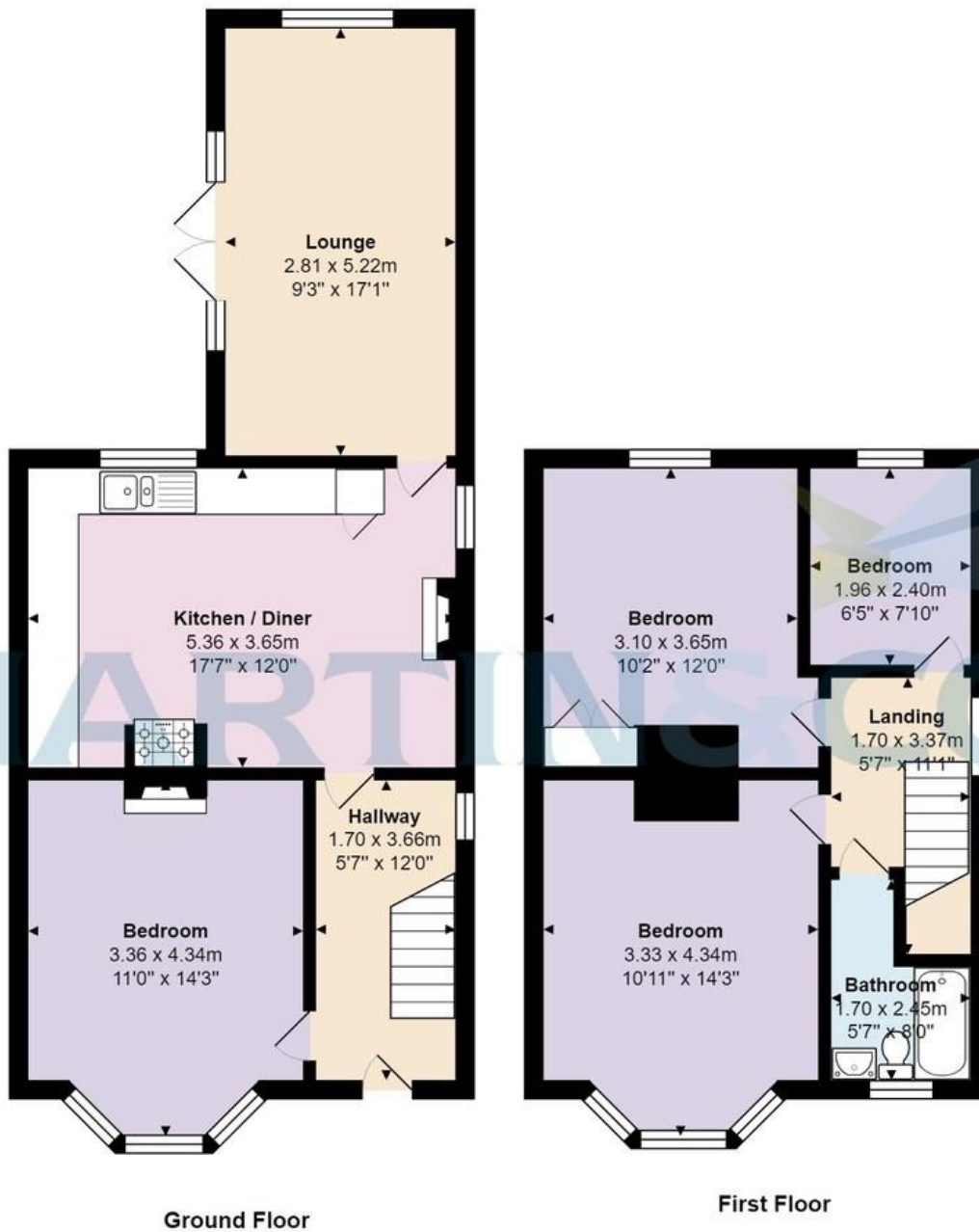
reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 95.2 m² ... 1025 ft²

All measurements are approximate and for display purposes only



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

