

Symonds
& Sampson

Harbour Point
26 Ringwood Road, Poole, Dorset

Harbour Point

26 Ringwood Road
Poole
Dorset BH14 0RL



- Three bed detached house
- In need of refurbishment throughout
- Extension potential or conversion into flats (STPP)
 - Off-road parking and generous rear garden
 - Situated close to Poole Hospital
 - Poole town centre just over a mile
 - Two bus stops close by

Guide Price **£295,000**

Freehold

Wimborne Sales
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THE PROPERTY

Most recently used as a supported living HMO, the property is currently arranged to provide entrance hall, two reception rooms, kitchen, conservatory and WC on the ground floor with three bedrooms and a bathroom on the first floor. The property is in need of refurbishment throughout and has scope for conversion to two flats, use as a single dwelling or as an HMO (subject to obtaining required permissions, consents or license).

OUTSIDE

There is the benefit of off-road parking for two vehicles and a generous, enclosed rear garden with pedestrian access to the side. The garden is largely laid to lawn with mature shrubs and a patio area.

SITUATION

The property is situated in an excellent location just half a mile from Poole Hospital. The town centre with an excellent range of amenities including the Dolphin shopping centre, supermarkets and eateries is just over a mile, as is a mainline station to London Waterloo. There are good road links nearby including the A35 to Bournemouth to the east and Dorchester to the west. Christchurch and Wimborne are also easily accessible. There is a bus stop several metres from the property with regular services to Bournemouth and Ringwood. Other nearby stops within a couple of minutes walk provide services to Poole town centre and Broadstone.

WHAT3WORDS

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SERVICES

All main services are connected. Gas fired central heating. Ultrafast broadband is available, mobile networks available, please refer to Ofcoms website.

LOCAL AUTHORITY

BCP Council - Council Tax Band C

AGENTS NOTE

This is a corporate sale, please refer to the document 'What to expect from a Corporate Sale' which can be requested from the office.



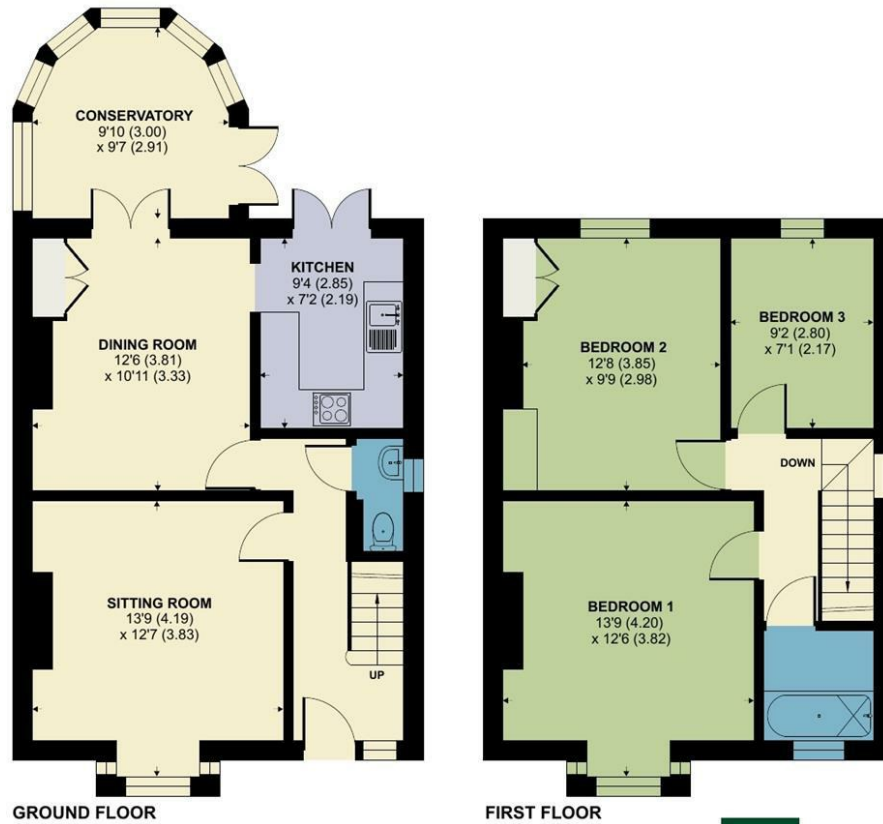
Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon value)	A		
Energy efficient	B		
Decent	C	6.3	8.2
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very poor energy efficient (highest carbon value)	H		

England & Wales
EPC Directive
2002/91/EC

Ringwood Road, Poole

Approximate Area = 1041 sq ft / 96.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1445841



WIM/SH/16042026



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