



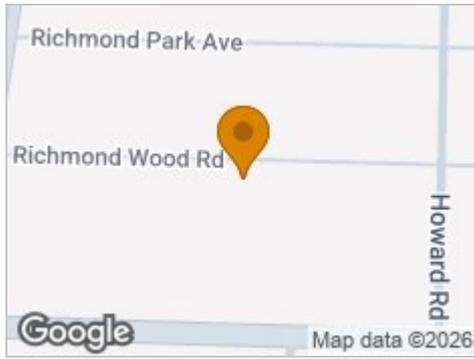
## 22 Richmond Wood Road

Queens Park, Bournemouth, BH8 9DH

Price Guide £450,000



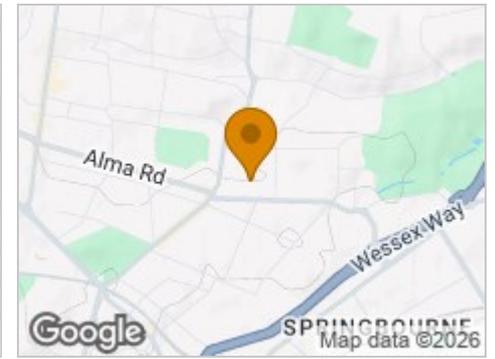
## Road Map



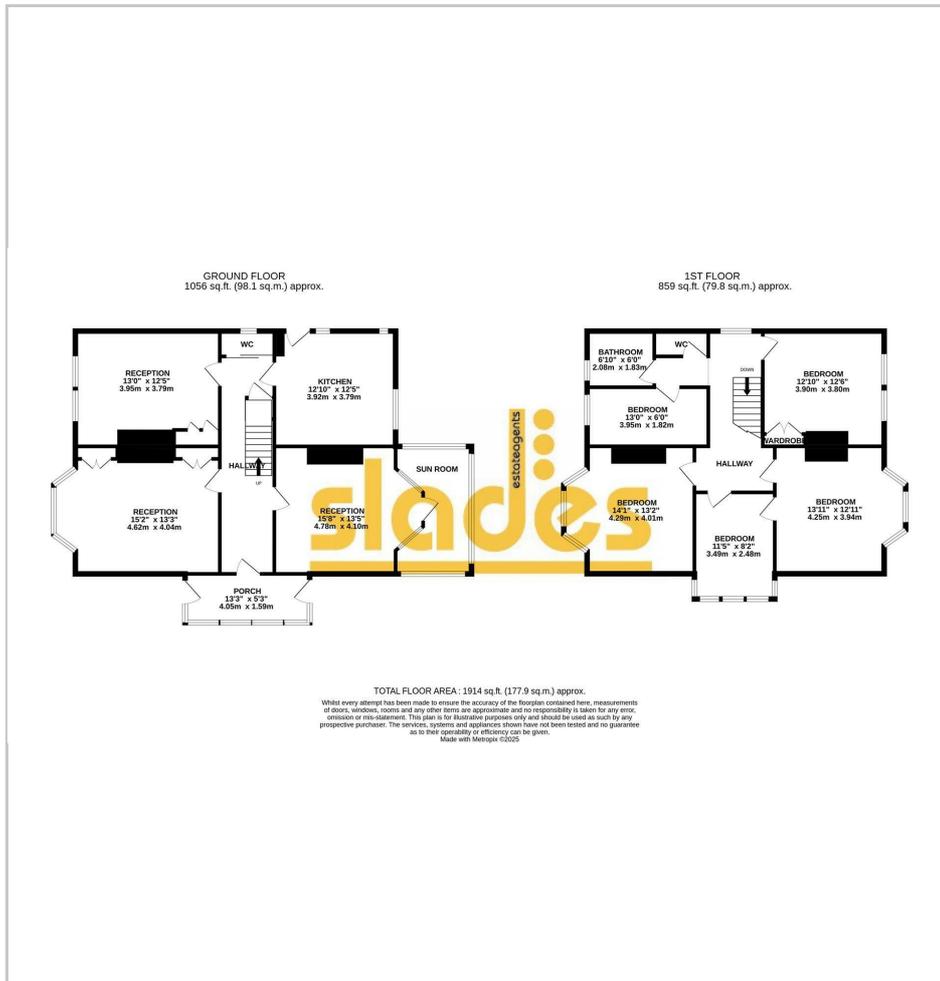
## Hybrid Map



## Terrain Map



## Floor Plan



- EXTENSIVE MODERNISATION REQUIRED
- 5 GOOD SIZED BEDROOMS
- 3 RECEPTION ROOMS
- LEAN TO CONSERVATORY
- LARGE KITCHEN
- GF SHOWER ROOM
- LARGE SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- NO CHAIN

## Viewing

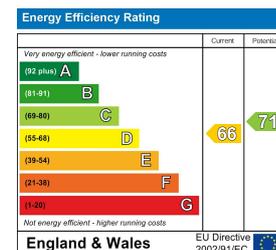
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## Energy Efficiency Graph



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**\*\* IN NEED OF EXTENSIVE MODERNISATION \*\* A SUBSTANTIAL 5 BEDROOM DETACHED FAMILY HOME IN THIS SOUGHT AFTER RESIDENTIAL LOCATION BOASTING ENVIABLE ACCOMODATION AND A LARGE SOUTH FACING REAR GARDEN.**

The accommodation with approximate room sizes comprises of

#### ENTRANCE PORCH

13'3 x 5'3 (4.04m x 1.60m )

uPVC double glazed entrance porch to the side of the property with doors to both the front and rear. Original panel glazed door to

#### ENTRANCE HALL

moulded ceiling cornice, picture rail, pendant lighting, radiator, and understairs storage cupboard. Doors to

#### RECEPTION ONE

15'2 x 13'3 (4.62m x 4.04m )

with moulded ceiling cornice, picture rail and central pendant light. Radiators within frontal uPVC glazed bay window and built-in vanity sink.

#### RECEPTION TWO

15'8 x 13'5 (4.78m x 4.09m )

deep moulded ceiling cornice, picture rail, central pendant light, radiator and a bay window with central casement door to the rear elevation leading into the LEAN TO CONSERVATORY

#### RECEPTION THREE

13'0 x 12' 5 (3.96m x 3.66m 1.52m )

textured ceiling and pendant light, radiator, 2 uPVC double glazed windows to the front elevation and a modern Valiant wall hung gas central heating boiler with programmer controls.

#### KITCHEN

12'10 x 12'5 (3.91m x 3.78m )

having a textured ceiling and strip light, range of matching wall and base level cabinets with square edge working surfaces and built-in dual drainer stainless steel sink and mixer tap over. Dual aspect uPVC double glazed windows to the rear and side elevation and trades door to the side.

#### GROUND FLOOR SHOWER ROOM

with textured ceiling and light fitting, extractor unit, fully tiled walls and uPVC double glazed window to the side elevation. Coloured suite comprising of a shower tray with wall integrated thermostatically controlled shower, low level WC and wall hung wash hand basin.

#### FIRST FLOOR LANDING

Stairs to the first-floor landing with moulded ceiling cornice and pendant light. uPVC double glazed window to the side elevation. Radiator and doors to

#### BEDROOM ONE

12'10 x 12'6 (3.91m x 3.81m )

with moulded ceiling cornice and central pendant light. Radiator and vanity-style sink unit. Two uPVC double-glazed windows overlooking the rear garden.

#### BEDROOM TWO

14'1 x 13'2 (4.29m x 4.01m)

moulded ceiling cornice and central pendant light, radiator and uPVC double-glazed bay window to the front elevation.

### BEDROOM THREE

13'11 x 12'11 (4.24m x 3.94m)

with moulded ceiling cornice and central pendant light. Further wall lights and uPVC double-glazed bay window overlooking the rear elevation with radiators within the bay.

### BEDROOM FOUR

11'5 x 8'2 (3.48m x 2.49m )

with ceiling light, radiator, and uPVC double glazed square bay window to the side elevation.

### BEDROOM FIVE

13'0 x 6'0 (3.96m x 1.83m )

textured ceiling and pendant light, radiator and uPVC double glazed window to the front elevation.

### BATHROOM

6'10 x 6 (2.08m x 1.83m )

pendant heater light, access to loft space, fully tiled walls and uPVC double glazed window to the front elevation. Steel bath with chrome mixer taps and shower attachment, pedestal wash hand basin. Radiator.

### SEPARATE WC

with pendant light and uPVC double glazed window to the side elevation, wall heater and low level WC.

### OUTSIDE

the property is enclosed behind a low-level wall with wrought iron railings over. A hard standing driveway provides OFF ROAD PARKING. The front garden is predominantly laid to lawn with inset flower and shrub borders. The rear garden is a particular feature of the property being SOUTH FACING.

There is a good-sized patio area immediately abutting the rear of the property, whilst the remainder of the garden is laid to lawn with established flower and shrub borders and fruit trees with a storage shed and greenhouse to the rear.

