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DETACHED HOUSE

£350,000



Ripon Road, Winton, Bournemouth, Dorset, BH9 1RF

Detached House on a Corner Westerly Plot

- * Three Double Bedrooms & Two Reception Rooms *
 - * Utility * GF Cloakroom * First Floor Bathroom *
 - * Conservatory * Dual Aspect Kitchen * C4 Use *
 - * Corner Garden with Double Gated Vehicle Access *
- Council Tax Band C. EPC C-Rating**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

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UPVC double-glazed front door leads into:

- Entrance Hallway:** Having papered ceiling with ceiling light point and mains wired smoke detector. Double panelled radiator. Cupboard housing electric meter and fuse board. Stripped wooden flooring.
- Ground Floor Cloakroom:** Having plain sloping ceiling with ceiling light point and extractor fan. Low level WC corner mounted wash hand basin and fully tiled walls.
- Reception Room One (Currently arranged as a Bedroom):** **14' 2 max' into bay x 11' 7 / 4.32m max' into bay x 3.53m (approx').** Having naturally coved and plain ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect. Cast iron radiator.
- Reception Room Two:** **11' 10 x 10' 10 / 3.61m x 3.3m (approx').** Textured ceiling with ceiling light point and mains wired smoke detector. Recessed storage, cupboard housing gas central heating boiler, stripped wooden flooring. Double-glazed doors to:
- Conservatory:** **12' 10 x 9' 6 / 3.91m x 2.9m (approx').** Railed low-level down lighter. UPVC double-glazed windows to side and rear aspects. Space and plumbing for washing machine. Tiled flooring. Door leads through to:
- Utility Area:** **9' 5 x 4' 10 / 2.87m x 1.4m (approx').** Having two ceiling light points. UPVC double-glazed window to rear aspect and wood laminate flooring.
- Kitchen:** **11' 10 x 7' / 3.61m x 2.13m (approx').** Plain coved ceiling with low-level down lighter and heat detector. UPVC double-glazed windows to side and rear aspects. UPVC double-glazed door to rear garden. A range of wall & base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob and cooker hood over. Space and plumbing for slim line dishwasher & space for fridge/freezer.
- Staircase from hall to first floor landing***
- Landing:** At landing level papered ceiling, ceiling light point and mains wired smoke detector. Hatch to loft. UPVC double-glazed window to side aspect.
- Bedroom One:** **13' 2 x 11' 6 / 4.01m x 3.51m (approx').** Papered ceiling, ceiling light point and smoke detector. UPVC double-glazed bay window to front aspect. Single panelled radiator. Television Point.
- Bedroom Two:** **13' x 9' / 3.96 x 2.74m (approx').** Papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. A range of built in bedroom and storage furniture. Panelled radiator.
- Bedroom Three:** **9' x 8' 6 / 2.74m x 2.59m (approx').** Having papered ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Built in bedroom and storage furniture. Double panelled radiator.
- Bathroom:** Plain ceiling, ceiling light point and fitted extractor. Frosted UPVC double-glazed window to front aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin, WC, fully tiled walls and chromed ladder style towel rail.
- Outside:** Walled and enclosed front garden and side access via Portland Road. **Rear garden** being laid mainly to lawn with an elevated area of decking and area of hard standing to the side of the property with garden shed.



