

RICHMOND WOOD ROAD BOURNEMOUTH



£425,000
FREEHOLD

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RICHMOND WOOD ROAD



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Three DOUBLE bedroomed 1930s semi detached house
- Situated in a popular road close to QUEENS PARK GOLF COURSE
- 2 separate reception rooms
- Excellent Bournemouth Grammar Schools are close by
- EN SUITE SHOWER to Bedroom 2

1930s semi detached house in a great location just a short walk from QUEENS PARK GOLF and shops, cafes, etc. on Charminster Road. COURSE. 2 reception rooms. 3 DOUBLE bedrooms, 1 with en suite shower room. Off road parking for 1 vehicle.

RICHMOND WOOD ROAD

Well-proportioned three DOUBLE BEDROOM 1930s semi-detached house

In a popular road close between the open space of QUEENS PARK and the wide range of shops and cafes on Charminster Road

There are two separate reception rooms, with the dining room leading from the kitchen

The kitchen is fitted with a stylish range of white units comprising BUTCHERS BLOCK WORKTOPS with white fronted cupboards and drawers under and cupboards over, with concealed lighting under. Gas hob with cooker hood and oven/grill under. Useful utility cupboard housing the gas boiler and space for tumble dryer

The dining room features HERRINGBONE PARQUET FLOORING, a bespoke fire in deep recess, and doors leading to the garden

Upstairs there are 3 double bedrooms, with the second bedroom having views over the rear garden and an EN SUITE SHOWER

The bathroom has a Villeroy and Boch suite, with a beautiful ORIGINAL STAINED GLASS WINDOW to the side aspect.

The rear garden is mainly laid to lawn and there are two separate patios. There is also a useful outside store cupboard.

There is an OFF ROAD PARKING SPACE to the front of the property

As previously mentioned, this is a very convenient location within easy reach of Bournemouth Town Centre by car or bus with the wide variety of shopping, entertainment and of course the award winning beaches.

There are excellent schools in the area, including the two Bournemouth Grammar Schools

Council Tax Band C

A GREAT FAMILY HOME

£425,000

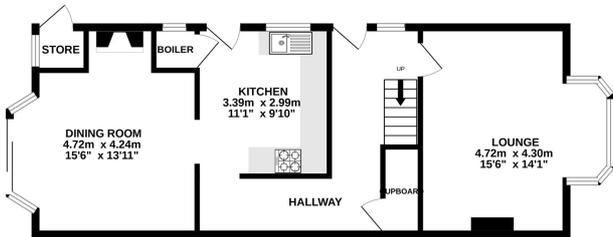
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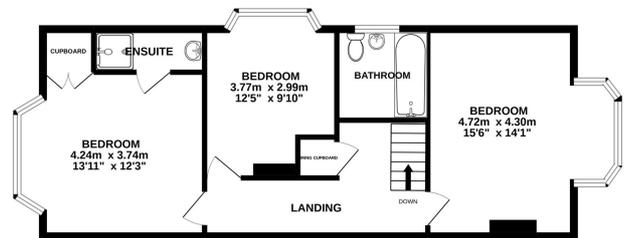
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RICHMOND WOOD ROAD

GROUND FLOOR
59.4 sq.m. (639 sq.ft.) approx.



1ST FLOOR
60.3 sq.m. (649 sq.ft.) approx.



TOTAL FLOOR AREA : 119.7 sq.m. (1289 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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