



## Richmond Wood Road

Bournemouth, BH8 9DH

Guide Price £130,000 -  
£150,000

- No Forward Chain
- Part Share of Freehold
- Ground Floor Flat
- Allocated Parking Space
- Open Plan Lounge/Kitchen
- Double Bedroom
- Communal Gardens
- Close to Local Amenities



## HOUSE & SON

House & Son are delighted to be able to offer for sale this character one double bedroom house conversion ground floor flat. The property is situated in the sought after Queens Park Location. There are five flats in total, with part share of freehold and right to manage, ensuring this home is kept up to a good standard. The communal south facing lawned gardens are a delight, offering a tranquil setting with mature shrub borders and feature eucalyptus tree. Other benefits include allocated off road parking and no forward chain.

## ENTRANCE

Original communal wooden front door to communal entrance foyer. Porta phone entry system. Door to flat No 1.

## ENTRANCE HALL

**9' 0" x 4' 7" (2.74m x 1.4m)**

Spacious reception hallway. Provision for shoes and coats etc. Door to living room.

## OPEN PLAN LIVING ROOM

**14' 10" x 14' 1 "L"-Shaped" (4.52m x 4.29m)**

## LIVING AREA

Dual aspect double glazed windows offering an abundance of natural light. Recessed ceiling downlighters. TV aerial connection point. Radiator.

## KITCHEN AREA

Stainless steel sink with drainer with, and mixer taps over. Range of fitted eye level cabinets with under pelmet lighting. Fitted base units incorporating drawers. Four ring gas hob, cooker filter hood over, under counter single oven. Roll top work surfaces, complementing upstands. Recessed ceiling downlighters. Space and plumbing for washing machine, under counter fridge/freezer. Wall mounted gas fired combination boiler.

## BEDROOM

**11' 0" x 7' 10 plus door and recess" (3.35m x 2.39m)**

Dual aspect double glazed windows. Radiator. Coved ceiling.

## **BATHROOM**

**7' 9" x 5' 10" (2.36m x 1.78m)**

Obscure double glazed window to side. Tiled walls with contrasting mid-border tile. Bath with side panel, folding shower screen to side, bath filler taps over. Fitted overhead shower panel. Vanity unit with inset wash hand basin. Low level WC.

## **OFF ROAD PARKING**

Allocated off road parking.

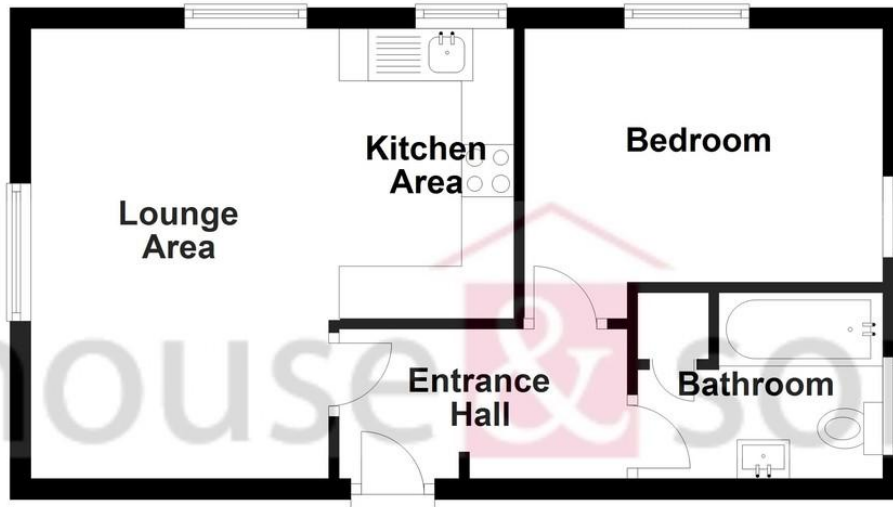
## **COMMUNAL GARDENS**

South facing mature communal garden to rear. An inviting tranquil space with feature eucalyptus tree. Flower and shrub borders and various seating areas.



## Ground Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 35.0 sq. metres (376.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band A

### TENURE

Part Share of Freehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

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### Energy performance certificate (EPC)

FILE 19, Wilton Road, Bournemouth, BH9 2HH	Energy rating <b>D</b>	Valid until 18 April 2024 Certificate number 8376-2863-3340-2968-8723
Property type	Ground-floor flat	
Total floor area	35 square metres	

### OFFICE

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

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