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Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£310,000**



**Ripon Road, Winton, Bournemouth, Dorset, BH9 1RA**

- \* Semi-Detached House \* 121 Sq'M/1302 Sq'ft \***
- \* Two Bedrooms \* Three Reception Rooms \***
- \* (Arranged as a Three Bedroom House) \***
- \* Spacious & Versatile \* Secluded Rear Garden \***
- \* Frontage Parking \* Shared Driveway & Garage \***
- \* EPC C-Rated \* Council Tax Band B \***

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

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

## **Ripon Road, Winton, Bournemouth, Dorset, BH9 1RA:**

UPVC double-glazed front door leads directly into:

**Lounge Reception**     **16' 3 x 13' 5 / 4.95m x 4.09m (approx')**.

**Room:** Having coved and textured ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect, wall mounted gas fire and double panelled radiator. Telephone point and television point.

**Hallway:** Plain ceiling with ceiling light point and single panelled radiator. Under stair storage area and gas central heating thermostat.

**Reception Room**     **11' 9 x 10' 5 / 3.58m x 3.18m (approx')**.

**Two (Arranged as a Bedroom):** Having plain ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect and single panelled radiator.

**Kitchen:**     **9' 1 x 8' / 2.77m x 2.44m (approx')**.

Having textured ceiling with ceiling light point. UPVC double-glazed window to side aspect and UPVC double-glazed door leading to garden. A range of wall and base mounted units with work surfaces over. One and a half bowl single drainer sink unit with mixer tap over. Space and plumbing for washing machine, space and plumbing for gas cooker and space for fridge / freezer. Open plan style arch with steps leading up to:

**Dining Room:**     **11' 7 x 10' 3 / 3.53m x 3.12m (approx')**.

Having sloping ceiling with ceiling light point. Wall mounted gas central heating boiler. UPVC double-glazed windows to rear aspect and door to rear garden.

### ***Staircase from hallway to first floor landing***

**First Floor Landing:** Having plain ceiling with ceiling light point. Loft hatch, single panelled radiator and built-in linen storage cupboard.

**Bedroom One:**     **14' 7 x 10' 8 / 4.44m x 3.25m (approx')**.

Having plain ceiling with ceiling light point. UPVC double-glazed window to front aspect and double panelled radiator.

**Bedroom Two:**     **10' 8 x 10' 5 / 3.25m x 3.18m (approx')**.

Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and single panelled radiator.

**Bathroom:**     **9' 1 x 9' / 2.72m x 1.80m (approx')**.

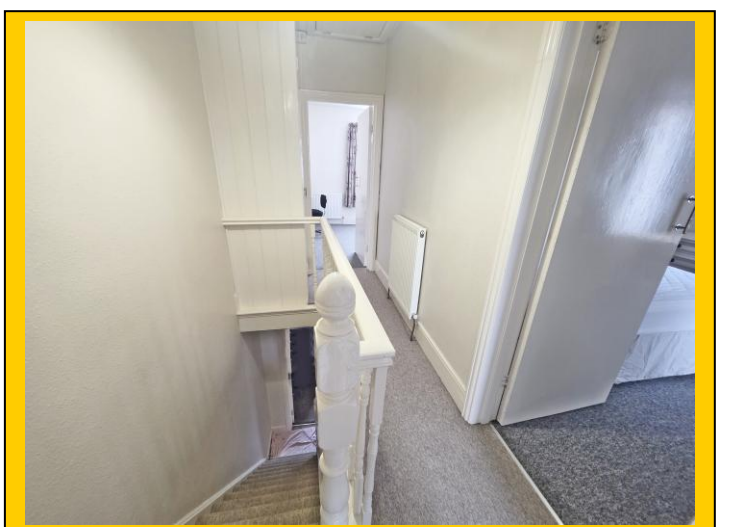
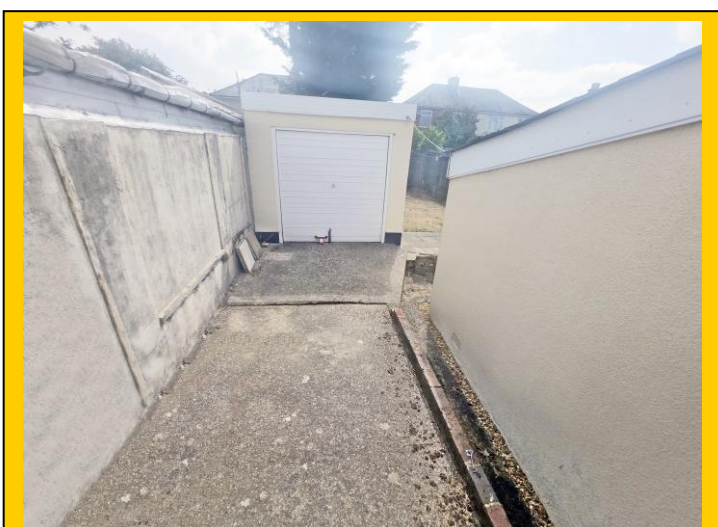
Having plain ceiling with ceiling light point. Frosted UPVC double glazed window to rear aspect. Panelled bath with shower mixer tap over, pedestal wash hand basin and low-level WC. Double panelled radiator and built in airing cupboard with pre-lagged hot water tank and slatted shelving over.

**Outside:** The front garden is laid to tarmac providing off road parking. The rear garden is laid to patio with the remainder laid to lawn. Shared side aspect driveway provides vehicular access to:

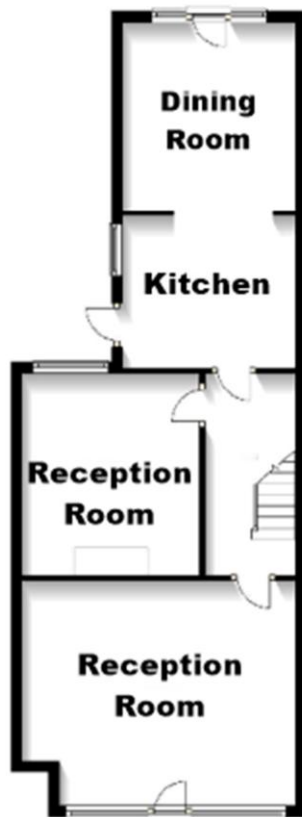
**Garage:**     **13' 8 x 9' 2 / 4.2m x 2.8m (approx')**.

With up-and-over door.









**Ground Floor**



**First Floor**

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**121 Sq' Metres  
(1302.43 Sq' Ft)**