slades estateagents

# 23 Richmond Wood Road

Queens Park, Bournemouth, BH8 9DG

Offers In Excess Of £450,000

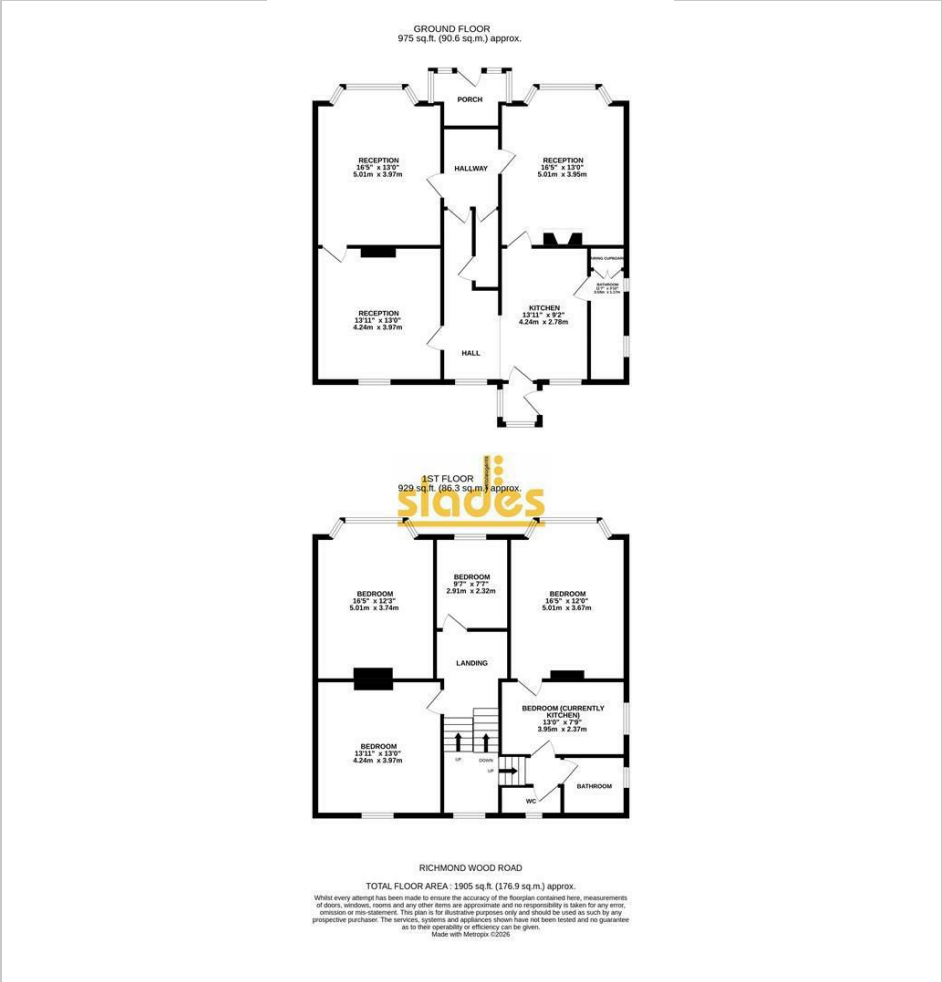
5 2 3 D

## Road Map

## Hybrid Map

## Terrain Map

## Floor Plan

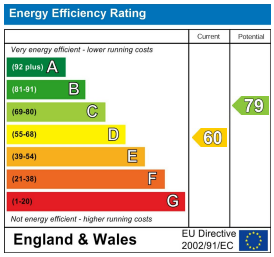



- LARGE DETACHED FAMILY HOME
- REQUIRES SOME MODERNISATION
- ANNEXE POTENTIAL
- 5 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- SPACIOUS KITCHEN / DINER
- GAS CENTRAL HEATING
- PART uPVC WINDOWS
- LARGE REAR GARDEN
- NO CHAIN

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk https://www.sladesproperty.co.uk

**** NO FORWARD CHAIN ** A rare opportunity to purchase this substantial 5 bedroom detached character property in this sought after residential location close to all amenities. This property does require some MODERNISATION and is currently arranged as 2 NON SELF CONTAINED FLATS.**

The accommodation with approximate room sizes comprises of the original feature entrance porch with panel glazing. Period decorative feature wall tiling and further original frosted glazed door with matching glazed panels to

## RECEPTION HALL

with deep moulded ceiling cornice, dado rail, ceiling light and low level cabinet housing the electricity meter and fuse board. Doors to

## LIVING ROOM

having deep moulded ceiling cornice and central pendant light, picture rail, radiator and uPVC double glazed bay window to the front elevation. Adjoining door to the Breakfast Room

## BREAKFAST ROOM

with central ceiling light, picture rail and radiator. Useful storage cupboard built into chimney recess and sash window overlooking the rear garden.

## KITCHEN

with recessed spotlights, ceramic tiled floor, radiator and two windows overlooking the rear garden. Range of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome taps. Space for freestanding gas or electric cooker, space for freestanding full height fridge freezer and space and plumbing for automatic washing machine. From the kitchen there is a REAR LOBBY with surround glazing and a further door to the rear patio and garden beyond.

## DINING ROOM

with deep moulded ceiling cornice and central light fitting. Picture rail, radiator, decorative marble fireplace with surround and tiled backplate and fitted gas fire. uPVC double glazed bay window to the front elevation. Adjoining door to Reception Hall.

## BATHROOM

with inset LED spotlights and two frosted glazed windows to the side elevation. White suite comprising of a panel enclosed bath with chrome taps, close couple WC with dual central flush and pedestal wash hand basin. Radiator. Full height airing cupboard housing the wall hung 'Potterton' boiler with further space for airing.

## BEDROOM ONE

with deep moulded ceiling cornice, picture rail, two pendant lights, radiator with thermostatic valve and original cast iron fireplace surround. uPVC double glazed bay window to the front elevation.

## BEDROOM TWO

with a deep moulded ceiling cornice, central light fitting, convection radiator with thermostatic valve, uPVC double glazed window to the front elevation.

## BEDROOM THREE

with two pendant lights, picture rail and convection radiator with thermostatic valve. Full height built in wardrobe to the chimney recess. Original sash window overlooking the rear garden.

## BEDROOM FOUR (currently kitchen)

(currently set up as a kitchen) with ceiling light and sash window to the side elevation. Wall hung

Tel: 01202548855

'Halstead' gas combination boiler and a range of matching wall and base level kitchen units. Laminate flooring

## BEDROOM FIVE

with pendant light, picture rail, convection radiator with thermostatic valve and uPVC double glazed window to the front elevation.

## BATHROOM

with ceiling light, access to loft space, frosted glazed sash window to the side elevation and convection radiator with thermostatic valve. White suite comprising of a panel enclosed bath with chrome taps and wall hung hand basin with matching taps. Part tiled walls.

## SEPARATE WC

with ceiling light, sash window to the rear elevation and close couple WC.

## OUTSIDE

The forecourt is laid to shingle providing OFF ROAD PARKING for numerous cars. A pathway runs alongside the property to the rear which is of a very generous size and predominately laid to lawn and fully enclosed by a mixture of panel and close board fencing. Garden shed and mature trees to the end of the garden.