



31 Richmond Wood Road

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ESTATE & LETTING AGENTS

31 Richmond Wood Road, Bournemouth, Dorset, BH8 9DG

The character flat is accessed via a shard porch and you also have an option of a private entrance. The ground floor accommodation spreads over the whole ground floor of this converted house with character features such as high ceilings throughout.

As you move through the entrance hall you have two large doubles bedrooms and a large lounge that has a feature bay window. Modern fitted family bathroom complete with panel bath with Shower over and a pedestal wash basin, and close coupled W/C.

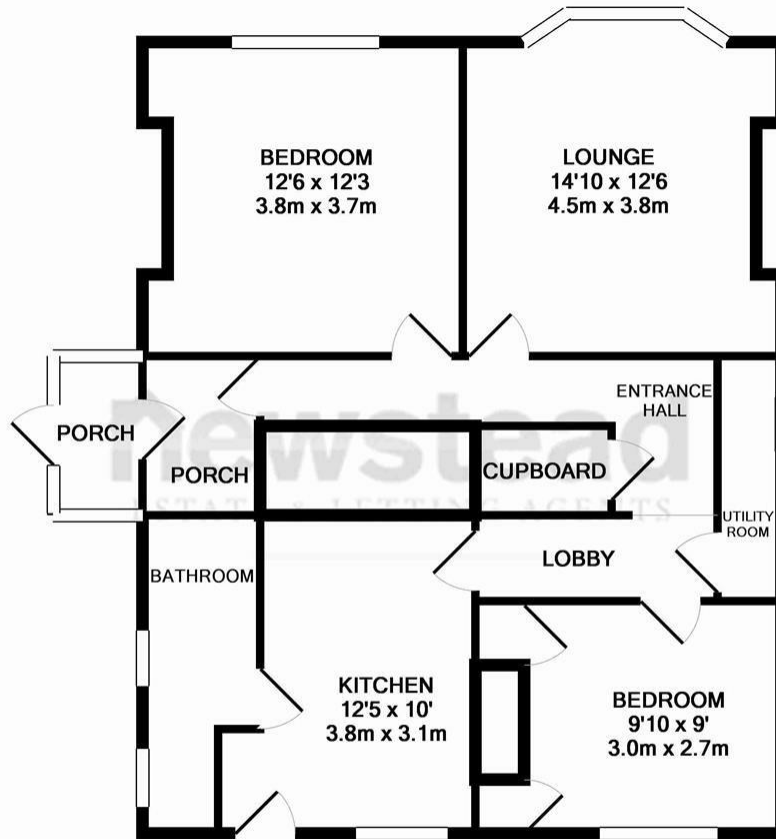
To complete the accommodation you have a lovely large kitchen/ breakfast room that comes complete with matching wall & base units. Single oven. Four ring gas hob. Extractor hood, you also have a single door leading out to your garden.

Outside there is a good sized front garden that could be used for parking. To the rear the garden area is fully enclosed, although the garden for the ground floor flat is located on the left hand side and the garden for the first floor flat is on the right hand side. With the garden being open to both apartments it can be easily fenced off making both gardens completely private.

The Property is located in the sought after BH8, Queens Park area superbly located for local, national and international communication links, with Bournemouth station close by and easy access to motorways and Bournemouth international and Southampton airports. With a wide range of sports and health clubs, golf courses and leisure activities nearby, along with an abundance of primary and secondary public and grammar schools it is the perfect family location. It has also got the added benefit of a home and income with a plethora of language schools in the vicinity







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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