



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 3LP

FREEHOLD

A well-maintained three bedroom detached house situated in a popular residential location within walking distance to local schools, convenience store and Poulner Lakes. Having been lovingly maintained by the owners and in their ownership since the mid 1980's the property is decorated in neutral tones throughout with a good degree of natural lighting.

The property comprises of an entrance porch providing access to the hall with stairs to the first floor, door to the living room and a great addition of a ground floor shower room, with double sized cubicle. The living room is bright with a brick fireplace feature and wall mounted gas fire, this lies open to the dining room with French style double glazed doors into the garden and door leading into the kitchen / breakfast room.

The kitchen/breakfast room is a generous room with a modern range of floor and wall mounted units, complimenting tiling and worktops and room for all kitchen appliances. There is ample room for a table and chairs, ideal for more informal dining and a door leading onto the conservatory which enjoys views and access out onto the garden.

The first floor has three bedrooms, two doubles and one generous single all serviced by the family bathroom. The master bedroom also enjoys fitted wardrobes.

Outside the property is approached from the road leading into the driveway with parking in front of the single garage with up and over door, personal door into the garden and power/lighting. The front garden is laid to gravelled beds with inset mature shrubs to add interest and to the rear an area of lawn and patio, once again interspersed with mature flowering shrubs and flower borders. The rear gardens enjoy a good degree of privacy and useful access into the single garage from the garden.

COUNCIL TAX BAND: D

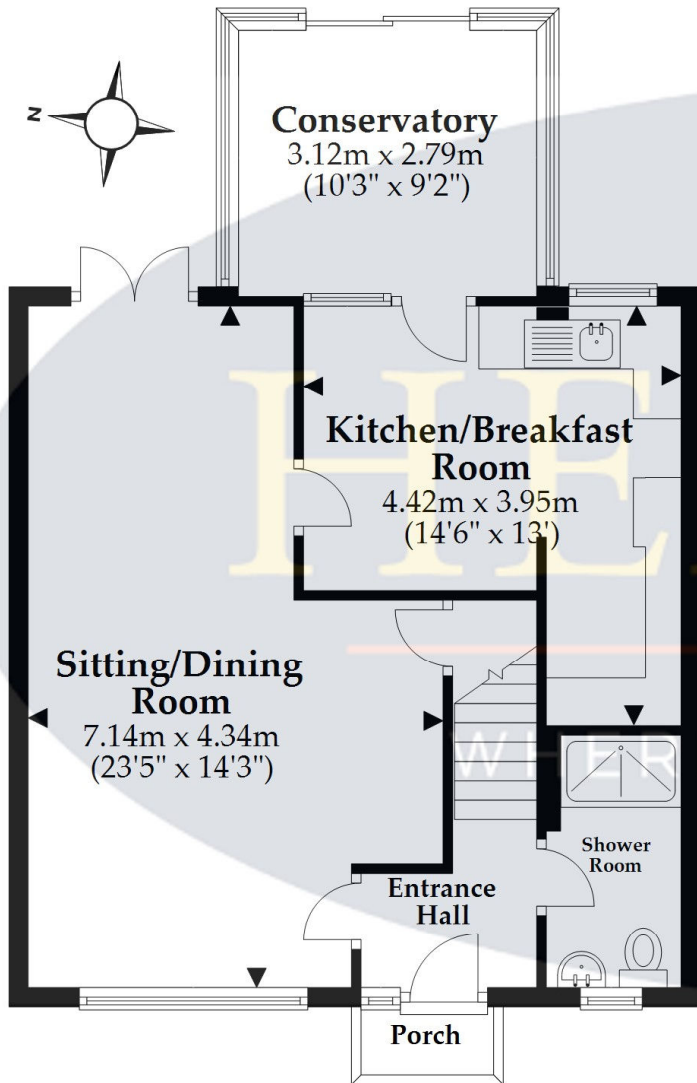
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



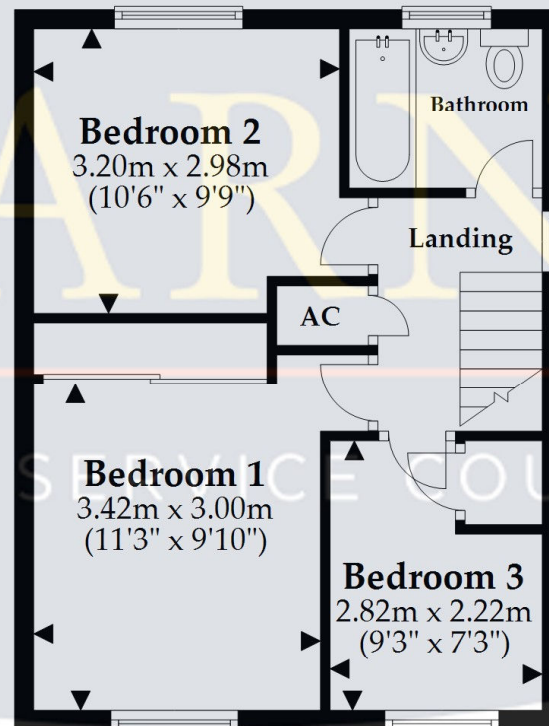
Ground Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



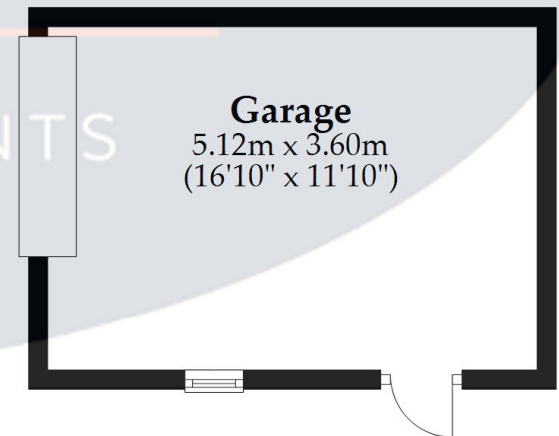
First Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



Outbuilding

Approx. 18.4 sq. metres (198.4 sq. feet)



Total area: approx. 114.4 sq. metres (1231.0 sq. feet)

