



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1FE

SHARE OF FREEHOLD

A two bedroom first floor maisonette situated within easy walking distance of the town centre, Castleman Trailway and the Bickerley. The property has been comprehensively refurbished and modernised by the current owners to a high standard and would make an ideal first home or rental investment.

The accommodation is well presented throughout and comprises of an entrance lobby with stairs rising to the first floor with a doorway opening onto the inner hallway which has an airing cupboard and two storage cupboards one housing the immersion heater and the other providing space for a tumble dryer. An archway opens into the sitting/dining which is a good size and overlooks the front with the corner alcove having bespoke oak shelving and space for an under counter wine fridge with the area currently being used as a mini bar. A further archway opens into the modern kitchen which has a range bar white base and wall units, oak effect laminate worktops, Zanussi under counter oven and electric hob with extractor over, space and plumbing for a washing machine and slimline dishwasher, one and half basin sink unit, feature green glass mosaic tile splashbacks and grey slate effect tiled flooring.

There are two bedrooms both of which benefit from fitted wardrobes and are serviced by the beautiful modern fully tiled shower room which has a vanity unit with inset wash hand basin and concealed cistern WC, enclosed walk in shower cubicle, ladder style heated towel rail, metro tiled splash backs and slate effect tiled flooring.

The front boundary is clearly defined by wooden fencing with a pathway leading to the canopied entrance porch and gated access leading through to the rear garden which is a real attribute to the property and has a paved patio and lawn area, a large shed with double doors, raised beds, seating area with pergola, outdoor gym area and gate to the side..

Viewing is highly recommended to appreciate the less than half a mile walking distance to town and the presentation of this delightful maisonette.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE RATING: C

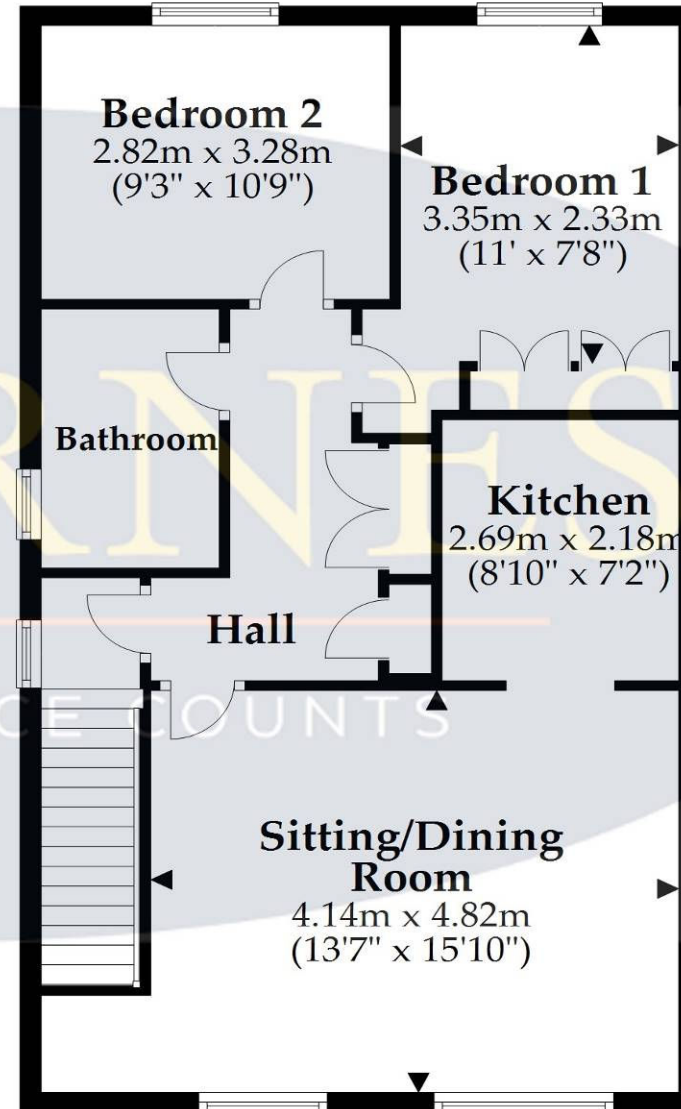
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

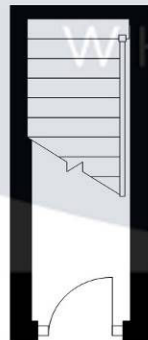
First Floor

Approx. 65.8 sq. metres (708.1 sq. feet)




Ground Floor

Approx. 2.8 sq. metres (30.5 sq. feet)



Total area: approx. 68.6 sq. metres (738.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood  LJT SURVEYING

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