



FOR SALE
HEARNES
01425 489955

HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1XN

FREEHOLD

A very well presented three bedroom mid terrace house extensively modernised by the current owner overlooking an open green area to the front. The property sits within a popular location being walking distance to local schools, a doctor's surgery and pharmacy, a parade of shops including a bakery, vet's, dentist and local public house. The market town of Ringwood is approximately a mile and half away which offers an excellent range of educational, retail and leisure facilities. The area offers easy access to commuter routes with the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are mainline train stations and international airports at Bournemouth and Southampton. The beautiful New Forest is right on your door step and the sandy beaches at Bournemouth are also within easy reach.



The light and airy accommodation comprises of an entrance porch an ideal area for coats and shoes opening into the partial open plan sitting room which overlooks the front garden and has wood flooring which continues through to the kitchen/dining room. The kitchen offers a range of modern base and wall mounted units, space for a cooker with extractor over, space and plumbing for a washing machine and dishwasher and space for an upright fridge freezer. There is also room for a dining table and chairs. The triple aspect conservatory is a wonderful addition to the accommodation and has double doors opening onto the landscaped rear courtyard gardens.



A staircase rises from the sitting room to the first floor landing which provides access to the loft and three bedrooms, two of which are doubles. They are all serviced by the refitted partially tiled contemporary shower room which has a vanity unit with inset wash hand basin and concealed cistern WC and enclosed shower cubicle.



The front garden is surrounded by a picket fence with a gravel pathway to the front door and an array of flower and shrub borders. The rear garden has a wonderful display of shrubs and flowers and is very private and secluded; mainly paved with steps down to a lawn area and a pathway to the rear gate. Parking is available at the rear.

Viewing is highly recommended to appreciate the excellent presentation and location.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: the

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

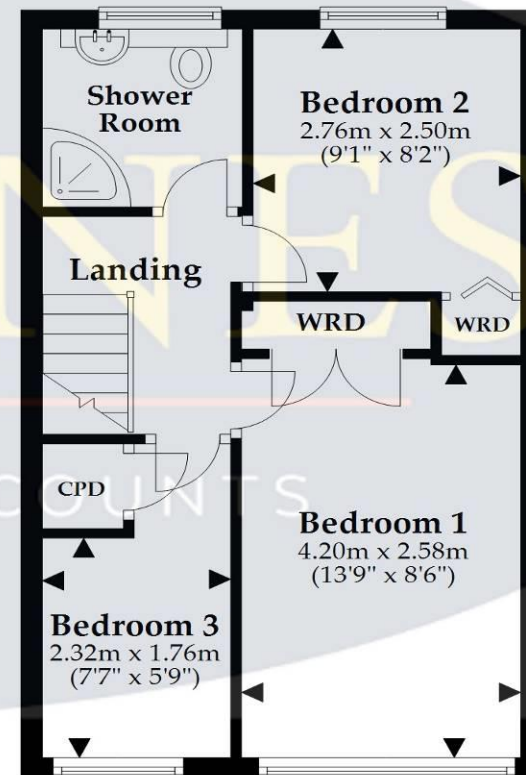
Ground Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 78.7 sq. metres (846.6 sq. feet)

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



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