



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 2LN

FREEHOLD

A beautifully presented three bedroom terraced house situated in a popular location on the outskirts of Ringwood, the property has been well maintained to high a standard and benefits from an allocated parking space as well as a garage in a block.

The property is situated within walking distance of the Poulner Primary Schools and amenities with the market town of Ringwood being approximately one and half miles away and offers an excellent range of educational, leisure and retail facilities together with a selection of restaurants and cafes. For commuters the area provides easy access to commuter routes via the A31 and the A338. 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 accommodation comprises of an entrance hall with stairs rising to the first floor and double doors opening into the full length sitting/dining room which has oak engineered flooring, a large walk in under stairs storage cupboard, a picture window overlooking the front aspect and a glazed door leading to the conservatory from the dining area. The conservatory looks out to the rear and provides extra reception space for either dining or as a study. The kitchen is located to the rear and has a range of modern floor and wall mounted units, eye level oven and grill, Neff four burner hob, grey worksurfaces, space and plumbing for dishwasher, mono tiled splashbacks and views out to the rear garden.

The first floor landing provides access to the three bedrooms, two of which are doubles and are serviced by the fully tiled contemporary bathroom which has a bath with shower attachment over, pedestal wash hand basin and low level WC. The property benefits from double glazing and gas central heating.

The property benefits from an allocated parking space as well as a garage in a block nearby. The front garden is laid with gravel with a low maintenance border and a pathway leads to the front door. The well enclosed rear garden is designed for ease of maintenance being laid mostly to gravel and utilising the last of the evenings sun with a seating area situated at the end of the garden.

COUNCIL TAX BAND: C

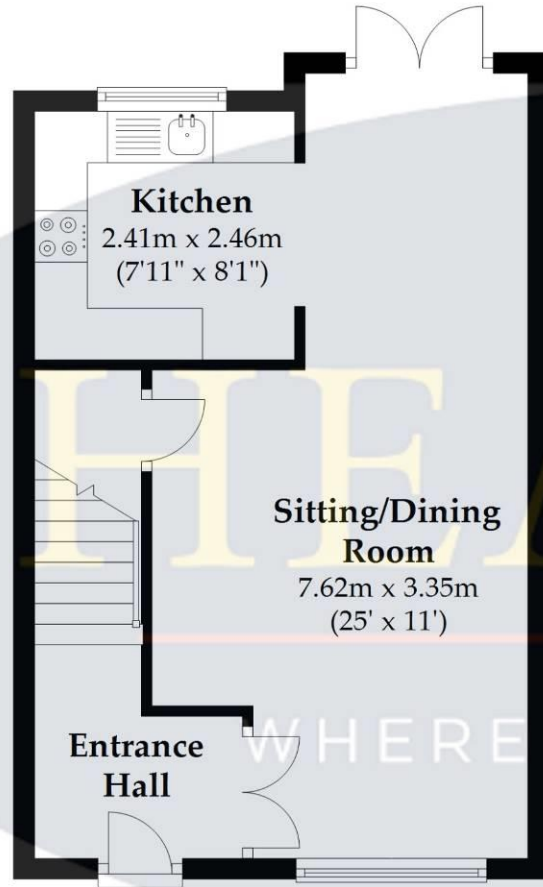
ENERGY PERFORMANCE RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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

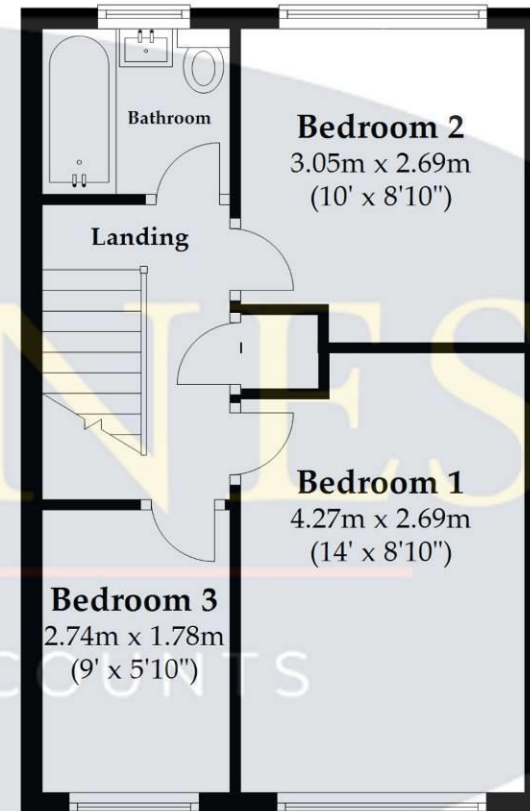
Approx. 34.0 sq. metres (365.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.4 sq. feet)

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



Total area: approx. 67.8 sq. metres (729.9 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property.

LJT Surveying Ringwood

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