



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1XG

FREEHOLD

A three bedroom link-detached house situated in a popular area and conveniently located for local primary schools, a parade of shops, doctor's surgery, pharmacists and bus stop. The area is becoming increasingly sought after being on the doorstep of the New Forest and a short drive from the South Coast's Jurassic Coastline and its highly regarded sandy beaches. The property is situated approximately one and a half miles from the town centre which offers an excellent range of retail, leisure and educational facilities complimented by a good range of cafes and restaurants. Commuters are well catered for with easy access to the A31 and A338 and main line train stations and international airports at Bournemouth and Southampton.

The accommodation of approximately 1177 sq. feet comprises of an enclosed porch opening into the entrance hall which has stairs rising to the first floor and under stairs storage cupboard. The sitting room overlooks the front aspect and has a feature fireplace with granite surround and mantle and an archway through to the dining room which is a lovely light and bright room with double French doors opening onto the rear. With views over the rear garden the kitchen can be accessed via both the entrance hall and dining room and offers a range of base and wall mounted oak units, four burner gas hob with extractor over, under counter oven, tiled splashbacks and tiled flooring. A separate utility offers space and plumbing for laundry appliances, access to the ground floor WC, garage and rear gardens.

The first floor landing has an airing cupboard and provides access to the three bedrooms two of which are good size doubles. They are all serviced by the family shower room which is fully tiled and consists of an enclosed corner shower cubicle with Mira shower unit, white sink unit and low level WC with a double glazed opaque window to the rear aspect.

The front of the property is approached via a driveway providing off road parking for two vehicles and access to the integral garage which has an up and over door, power and lighting.

The front garden is mainly laid to lawn with shrub borders and a lovely feature Cherry Tree; the rear garden is well enclosed and has an area of lawn a fabulous display of shrubs and trees and a paved patio.

Viewing is highly recommended to appreciate location and good size accommodation being offered with the added benefit of NO ONWARD CHAIN

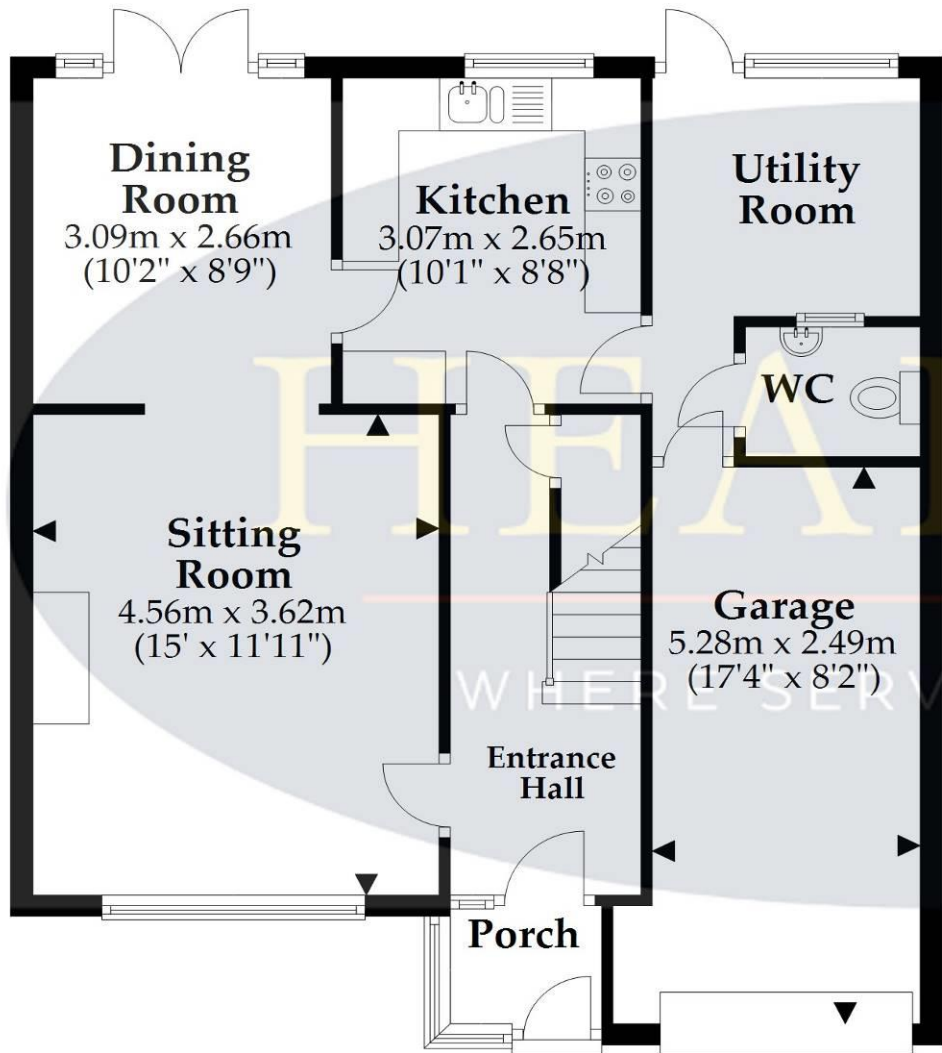
COUNCIL TAX BAND: D **ENERGY PERFORMANCE RATING: tbc**

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.



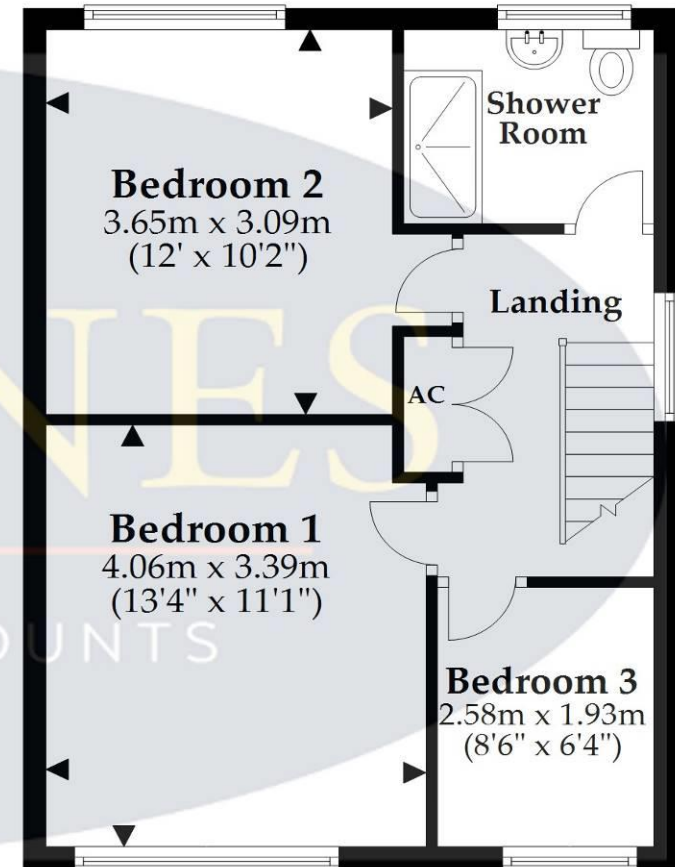
Ground Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 109.3 sq. metres (1176.5 sq. feet)

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



