



28

HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1XA

FREEHOLD

A beautifully presented three bedroom semi-detached house situated in a quiet cul-de-sac within walking distance of town centre, schools, convenience store and bus route. Ringwood, known as the gateway to the New Forest offers a great range of retail, leisure and recreational facilities. The sandy south coast beaches are within a short drive nearby as are mainline train stations and international airports. The commuter is also well catered for via the A31 and A338.

The spacious accommodation comprises of an entrance hall with under stairs storage cupboards and wood flooring which continues through to the sitting room which overlooks the front garden. The full width kitchen is superbly presented with a modern range of floor and wall mounted units, roll top work surfaces, space and plumbing for washing machine, space for fridge freezer and range style cooker, tiled splash backs and flooring, ample space for a dining table and chairs and sliding double glazed patio doors give access to the rear garden.

The first floor landing provides access to the three bedrooms two of which are good size doubles and bedroom three benefitting from a storage cupboard. They are all serviced by a fully tiled modern bathroom with a pedestal wash hand basin, panelled bath with shower attachment over and WC.

The front of the property is approached via a block paved driveway providing off road parking. The front garden is laid to lawn with brick wall boundaries. The rear garden is well enclosed with a paved area adjoin the property, an area of lawn with raised sleeper borders. The garage has been converted to provide storage area and a home office/ which has had the walls plastered, down lights fitted, heating, power points and laminate flooring. A gateway gives access to the side and driveway.

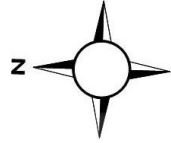
Viewing is highly recommended to appreciate the presentation and cul-de-sac location this property has to offer.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE RATING: E

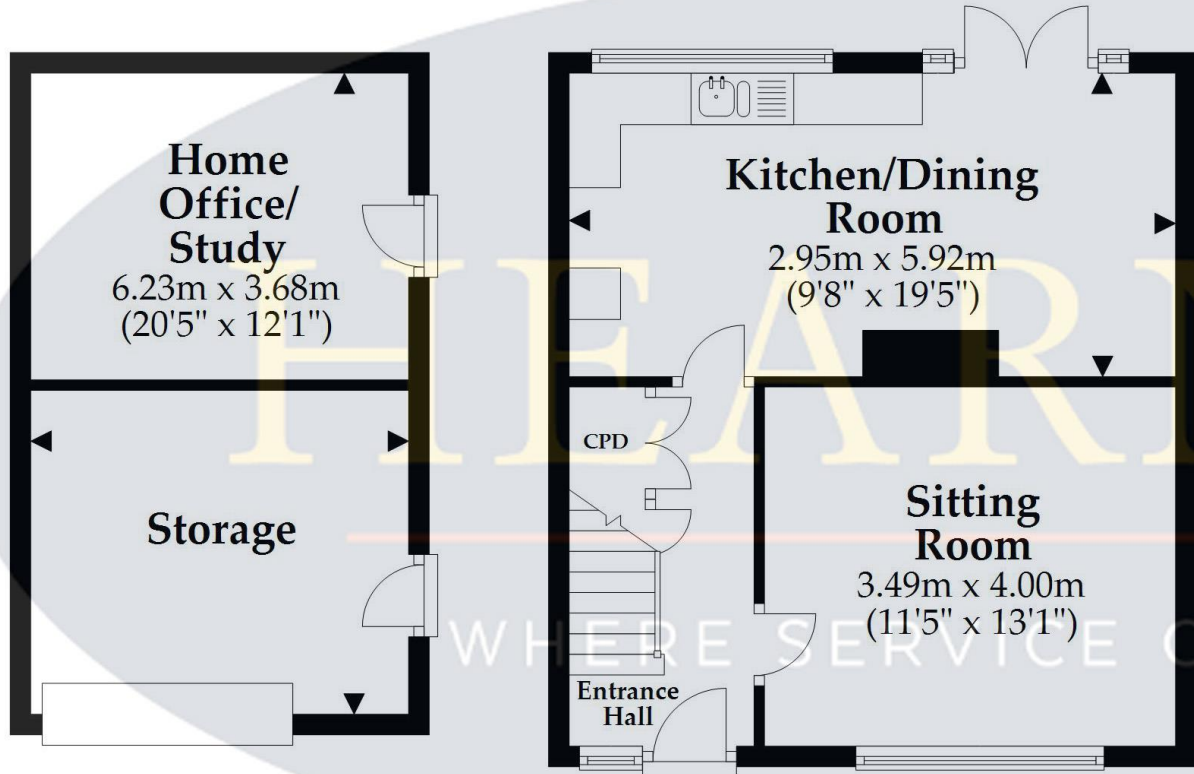
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





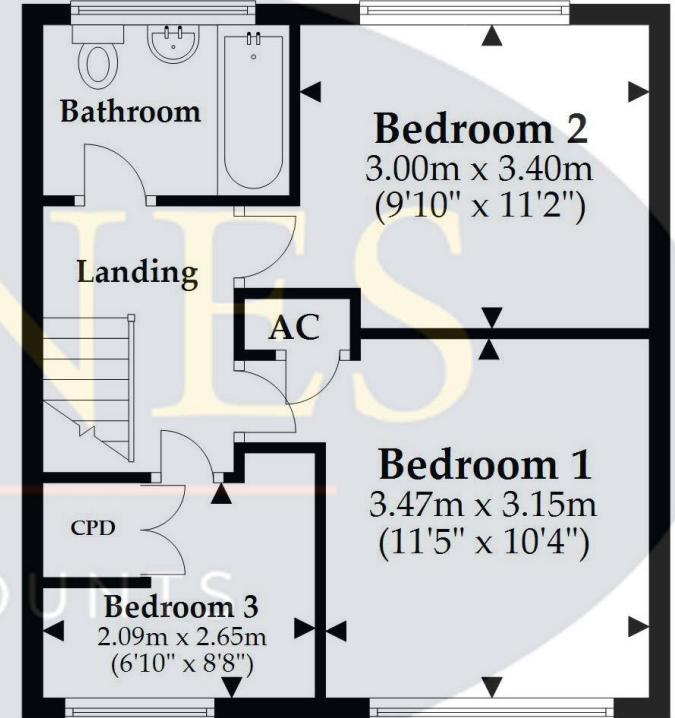
Ground Floor

Approx. 61.6 sq. metres (662.5 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 100.1 sq. metres (1077.5 sq. feet)

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



