



HEARNES

WHERE SERVICE COUNTS

Poulner, Ringwood, BH24 1XR

FREEHOLD

A large driveway, private garden and garage, are just a few features of this delightful detached family home that sits at the end of a quiet cul-de-sac and is being offered with no forward chain and vacant possession.

This lovely spacious property offers fantastic potential to improve or extend (subject to the relevant permissions).

The ground floor comprises a large entrance hall two formal reception rooms and a fitted kitchen whilst the first floor lies house to three well-proportioned bedrooms serviced by a family bathroom and separate cloakroom.

This property further benefits from gas central heating (combination boiler installed 2014) and double glazing.

The rear garden is enclosed by a mixture of fencing and mature hedging. There is an area of lawn and steps that lead up to a decked sun terrace. The garage can also be found in the rear garden with a driveway that extends to the front of the property.

The driveway provides parking for numerous vehicles whilst the front garden is laid to lawn with further privacy been given by additional mature evergreen hedging.

COUNCIL TAX BAND: D

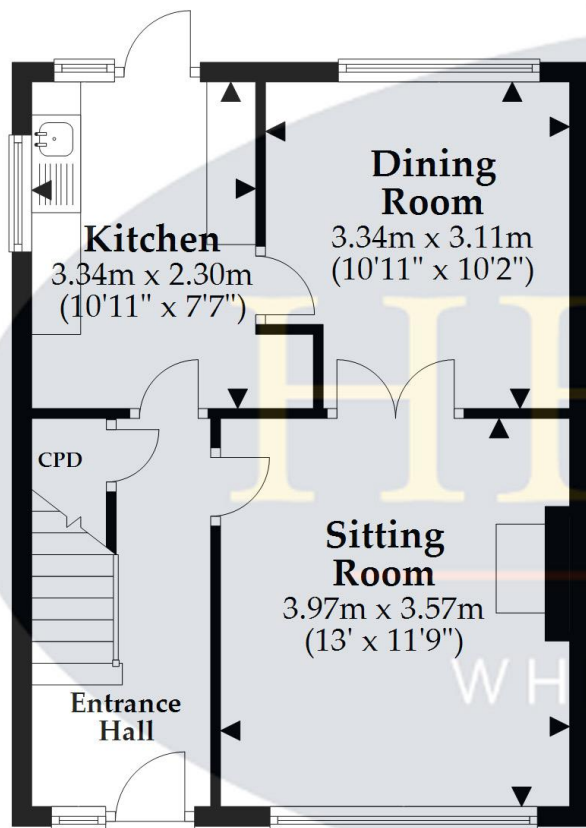
ENERGY PERFORMANCE RATING: E

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.



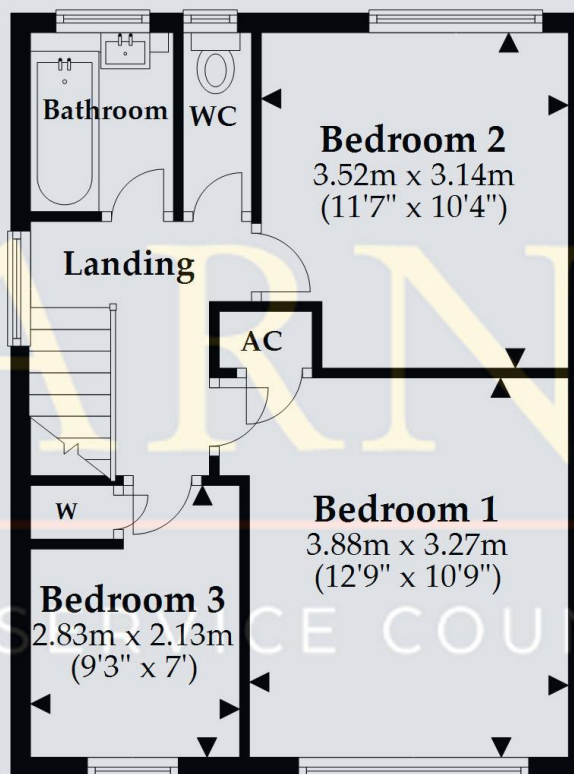
Ground Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



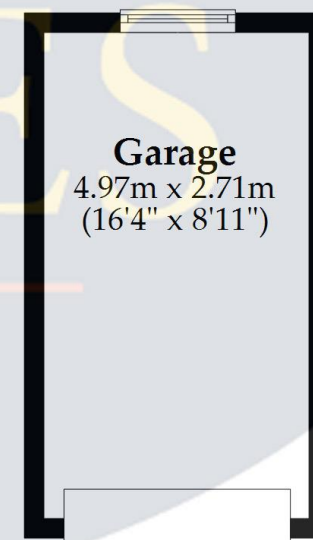
First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Garage

Approx. 13.5 sq. metres (145.0 sq. feet)



Total area: approx. 95.5 sq. metres (1027.9 sq. feet)

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



