



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1QG

FREEHOLD

A well-presented two bedroom semi-detached house situated in a cul-de-sac within the Ringwood School catchments and close to a convenience store and bus stop.

The property has been renovated and modernised by the current owner over the past few years to include replacement windows, rewiring, Worcester boiler and radiator, re-plastered and re-decorated. With bamboo flooring throughout the ground floor the accommodation comprises of an entrance hall with cloakroom to the side and under stairs storage cupboard. A modern refitted kitchen overlooks the rear garden and a sizeable sitting room which has a feature fireplace inset with an Arrow woodburner and lovely bay window which allows maximum light overlooks the front.

The spacious first floor landing provides access to two well-proportioned bedrooms both of which are serviced by the fully tiled contemporary family bathroom.

The front of the property is laid to gravel providing off road parking and access to a large timber gate opening into the rear garden and giving access to the brick built shed. The rear garden is particularly generous with paved patio and decking areas and large expanse of lawn all enclosed by wooden fencing.

The property benefits from double glazed windows and gas fired heating to radiators.

The location of this home is perfect for a growing family, the nearby schools some of which are the best in the area, are within walking distance. A local convenience store is also close by and a bus route runs along Parsonage Barn Lane and easy access to Ringwood Town Centre. Ringwood itself offers a comprehensive range of facilities, including independent and high street shops, cafes, restaurants, two leisure centres and also gives nearby access to the beautiful New Forest National Park, ideal for those with a keen interest in outdoor pursuits. The commuter is well catered for with easy access to the A31 and A338. Mainline railway stations are available at Bournemouth, Southampton and Brockenhurst and the M27/M3 make it easy to connect with other parts of the country.

COUNCIL TAX BAND: C

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 and do not form part of the contract.





52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

