



**HEARNES**  
WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 1BY

## FREEHOLD

A well-presented three bedroom Georgian style semi-detached house situated in a much sought after area. Located within a no through road and a short walk from the town centre. Ringwood is an old market town nestled on the edge of the New Forest and within a short drive to the popular sandy South Coast beaches. The town offers an excellent range of educational, retail and leisure facilities complimented by a good range of restaurants and cafes.

The property is approached via steps with a partially glazed front door opening into a stylish open plan sitting dining room which enjoys a good degree of natural lighting and has stairs rising to the first floor with an understairs storage cupboard, oak flooring and a beautiful bay window overlooking the front. The kitchen/breakfast room has a wonderful outlook over the enclosed rear garden and offers a range of base and wall mounted units, contrasting work tops, Neff double oven and induction hob with extractor over, stainless steel sink unit, breakfast bar, tiled walls and tiled flooring. A rear hallway provides access to the ground floor cloakroom, a walk in cupboard housing the boiler, space and plumbing for a washing machine and an external door opening onto the pretty courtyard garden.

The first floor galleried landing is light and bright and has a large storage cupboard and provides access to the three bedrooms. Bedrooms one and two both benefit from fitted wardrobes and together with bedroom three are serviced by the contemporary fully tiled shower room which has a vanity unit with inset wash hand basin, low level WC and a large enclosed shower cubicle.

The impressive front communal gardens are well maintained with manicured lawns interspersed with shrub borders and trees. The rear garden is a lovely attribute to the property and offers a good degree of privacy and seclusion with a paved central patio surrounded by raised borders and beds with an array of shrubs and flowers. The garden has gated access and there is also parking and a garage with electric door and charging point.

Viewing is highly recommended to appreciate the convenient location and fabulous presentation.

Further benefits include re-pointing to the rear and side elevations, replacement side window, replacement roof, gas central heating and double glazing.

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE RATING: C**

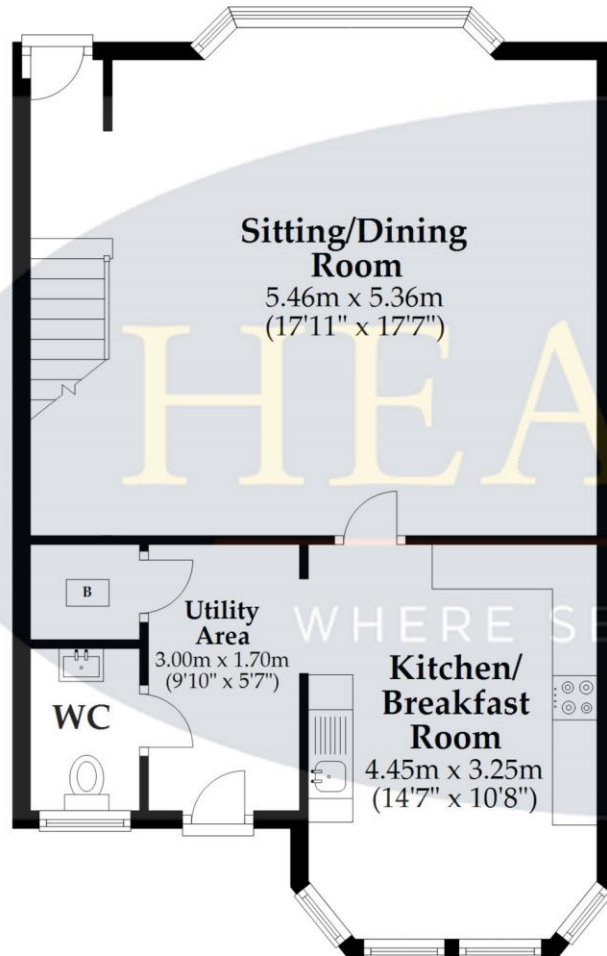
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

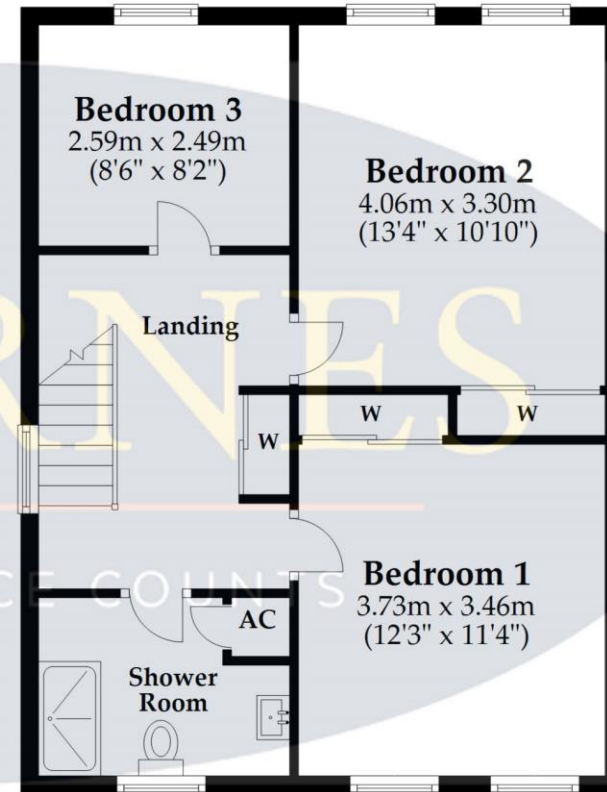
## Ground Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



## First Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 112.2 sq. metres (1207.2 sq. feet)

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



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