



Ringwood Hampshire, BH24 1XZ

FREEHOLD

Approached by a tarmac driveway with ample parking leading to the single garage and front door this lovely family home is well presented having been in the same ownership since its construction. The property is offered with no onward chain and offers potential to extend further if desired and subject to any consent required.

Upon entering the property the hallway gives access to the living room, cloakroom, kitchen and stairs to the first floor with ample space to the side to hang coats etc. The living room is a generous front to back room with a fireplace providing a focal point to the room, large windows to the front and rear with ample room to place a table and chairs. The kitchen which is a lovely bright room with a good range of floor and wall mounted units with worktops and inset sink unit and a door also gives access into the garden. The ground floor cloakroom completes the ground floor accommodation.

The first floor has three bedrooms, the master having plenty of room for wardrobes in the recess and bedroom two having the same arrangement. Bedroom three is a single room but could also ideal as a study overlooking the front. All bedrooms are serviced by the family bathroom which has tiled walls and fitted with a white suite, bath with overhead shower and sink unit.

Outside the rear garden is one of the largest we have seen on this development. Well enclosed by wooden fencing and has been arranged for ease of maintenance with gravelled beds, patio areas and garden shed.

The garage is attached and lends itself to conversion (subject to consent) the driveway provides ample parking and also a good area of front garden.

COUNCIL TAX BAND: D

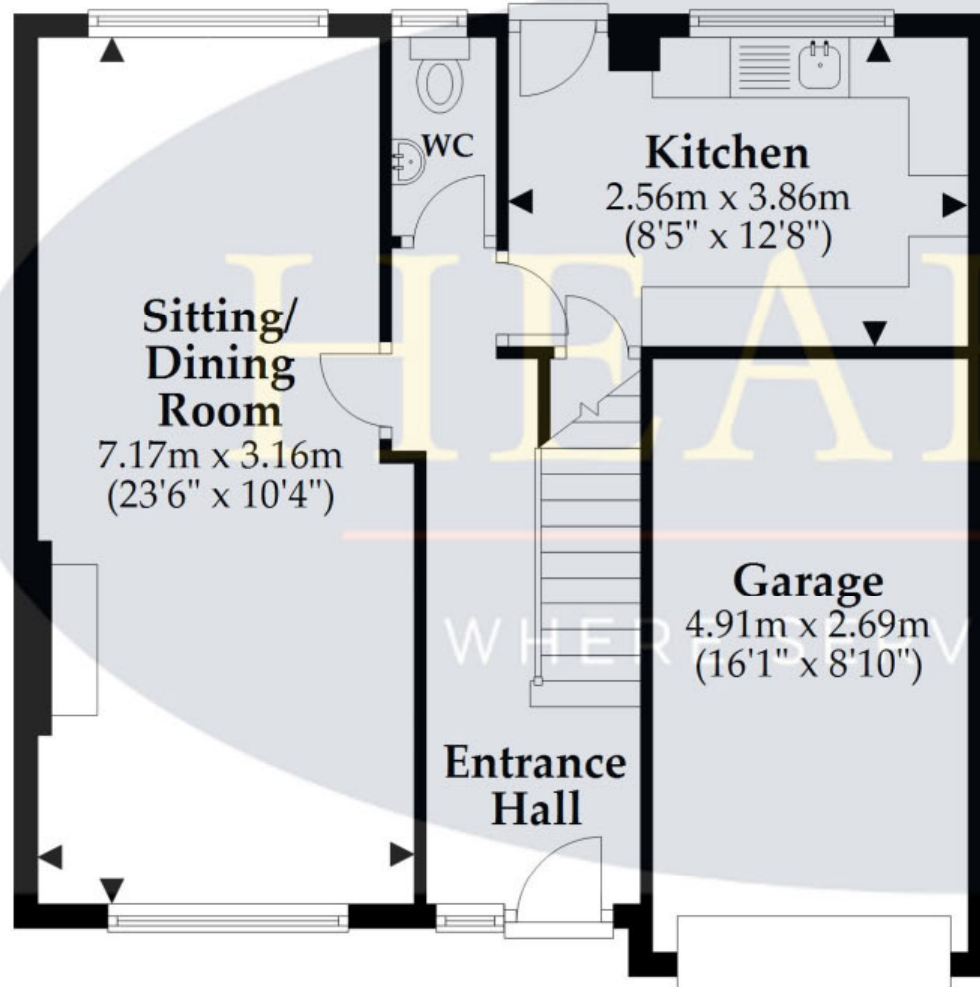
ENERGY PERFORMANCE RATING: D

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 and do not form part of the contract.



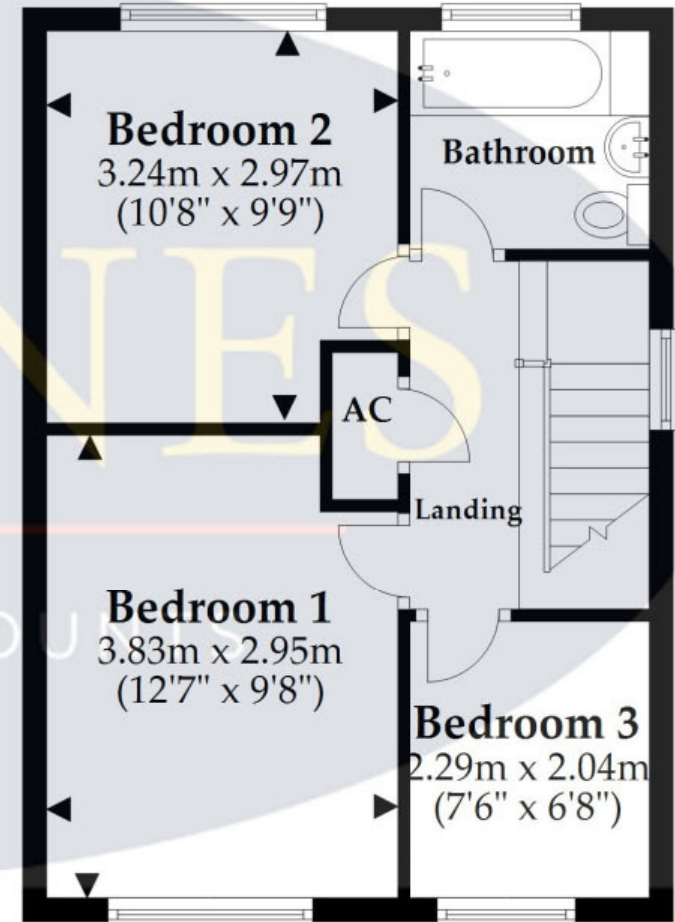
Ground Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

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



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

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