



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1XZ

FREEHOLD

A well-presented three bedroom link detached house situated in a popular location on the outskirts of Ringwood and within walking distance of the Poulner Primary Schools and amenities. The market town of Ringwood is approximately one and half miles away and offers an excellent range of educational, leisure and retail facilities together with a selection of restaurants and cafes. The area offering easy access to commuter routes with the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are mainline train stations and international airports at Bournemouth and Southampton and a regular National Express coach service. The beautiful New Forest is right on your door step and the sandy beaches at Bournemouth are also within easy reach.

The property benefits from double glazing and gas central heating and could have potential to extend (stpp). The accommodation comprises of an entrance hall with stairs rising to the first floor and double doors opening into the full width sitting/dining room which has a large walk in under stairs storage cupboard, a feature wall mounted gas fire , a picture window overlooking the front aspect and a window overlooking the rear garden from the dining area. The kitchen is located to the rear and has a range of modern floor and wall mounted units, bamboo wood worksurfaces, space and plumbing for kitchen appliances, mono tiled splashbacks, tiled flooring and single access door opening onto the rear garden.

The first floor landing provides access to the three bedrooms, two of which are doubles and are serviced by the fully tiled contemporary bathroom which has a 'P' bath with shower attachment over, pedestal wash hand basin and low level WC.

The front of the property is approached via a hardstanding driveway providing off road parking and access to the garage with up and over door, power, lighting and personal door to the rear. The front garden is laid to lawn with a low maintenance border beneath the window. The well enclosed rear garden is beautifully displayed as is mainly laid to lawn with a decking area adjoining the property and rear of the garage, shrub and flower borders, mature trees and an outside tap.

COUNCIL TAX BAND: D

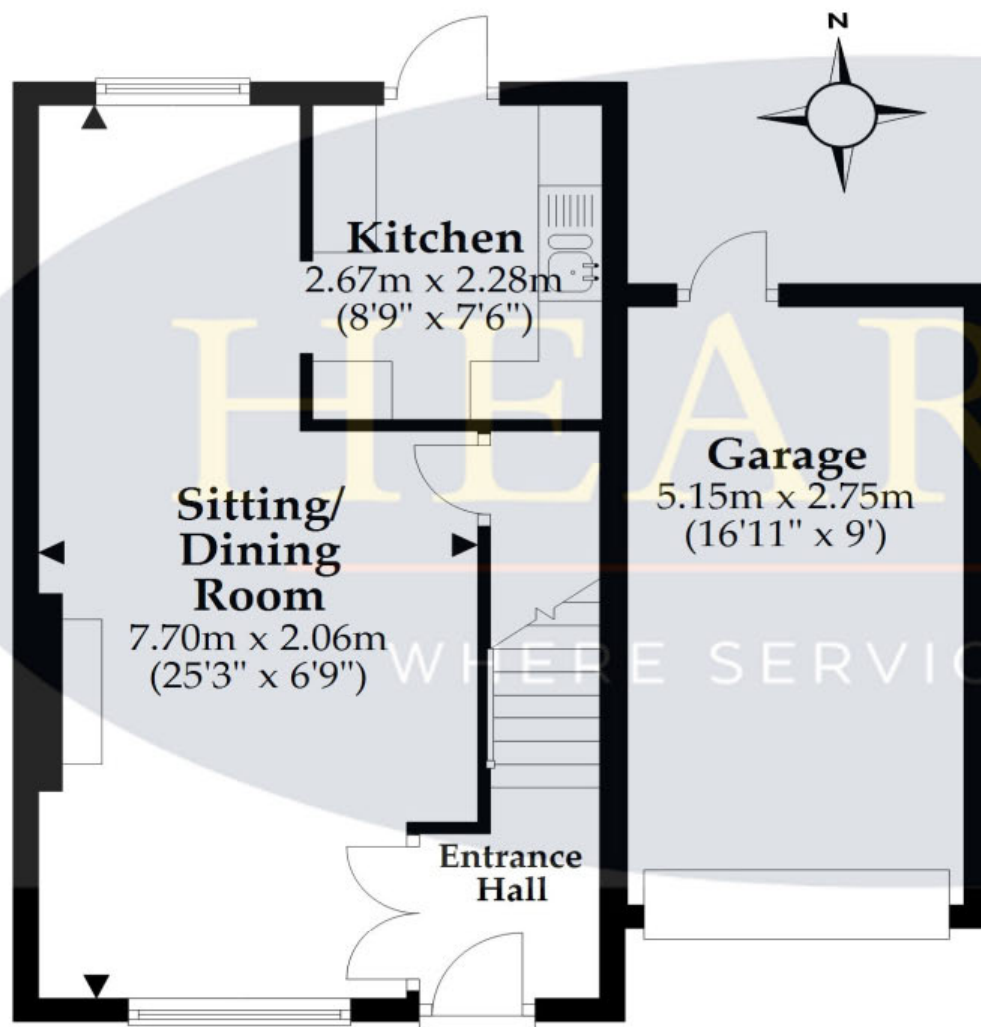
ENERGY PERFORMANCE RATING: D

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.



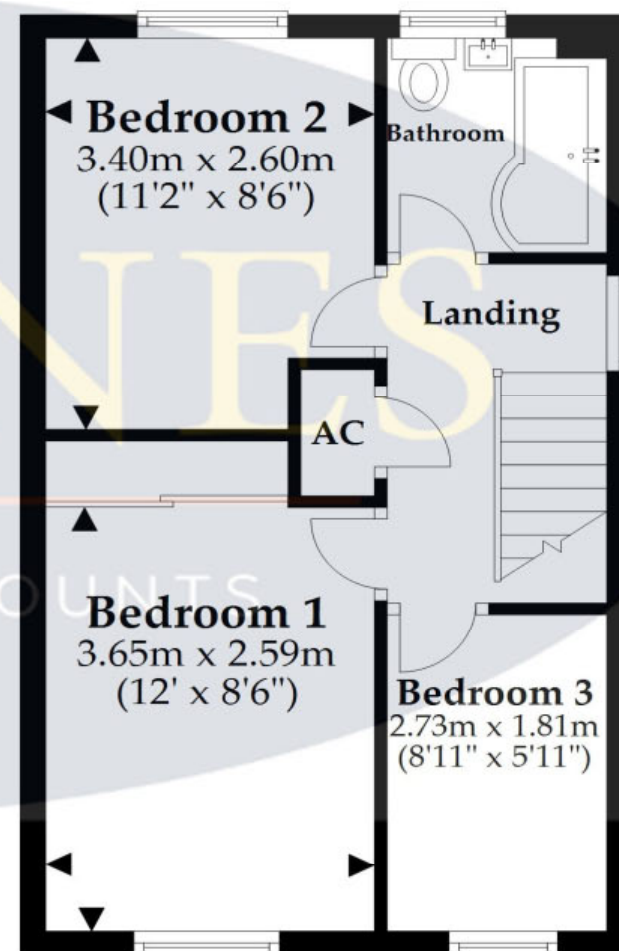
Ground Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 82.9 sq. metres (892.8 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

