



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1XL

FREEHOLD

A well-presented four bedroom semi-detached houses situated in a popular location on the edge of the New forest and within walking distance to local schools and amenities. The old market town of Ringwood is approximately 1 ½ miles away and hosts an excellent range of educational, leisure and retail facilities. Ringwood itself is extremely well connected by road via the A31 and A338 with links to the M27 and the M3. International airports are easily reached at Bournemouth and Southampton and mainline train stations at Bournemouth, Christchurch and Brockenhurst which offer fast direct services to London.

The spacious accommodation of just over 1300 sq. feet has been extended and modernised by the current owners during their ownership of over 30 years and comprises of an entrance hall with stairs rising to the first floor and doorway through to the sitting room which overlooks the front aspect and has a feature open brick work fireplace and chimney breast with inset gas fire and granite hearth, a under stairs storage cupboard and double glazed doors opening into the full width open plan kitchen/dining family room with laminate flooring. The kitchen area offer a range of floor and wall mounted units, built in under counter oven, four ring gas hob with extractor over and tiled splashbacks. The dining/family area is particularly bright and airy with full height windows and bi-fold doors overlooking and opening on to the patio and rear gardens.

The first floor landing has an airing cupboard with Worcester Bosch boiler and provides access to the four bedrooms three of which are good size doubles with bedroom two having fitted wardrobes and bedroom four a built in cupboard. The bedrooms are serviced by either a partially tiled shower room or bathroom.

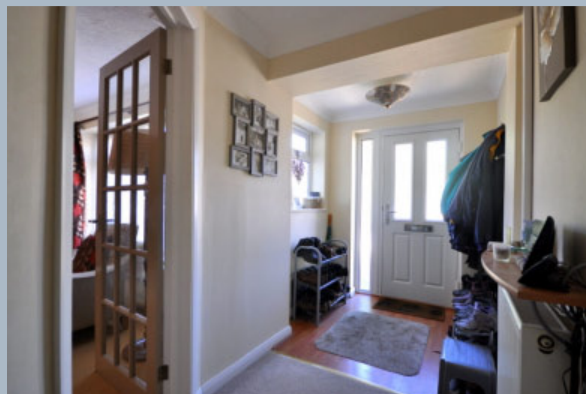
The front of the property is approached via a brick paved driveway providing off road parking and access to the garage which has an up and over door, power and lighting. The front garden is laid to shingle for low maintenance with a feature evergreen tree. The sunny rear gardens are well maintained with a patio adjoining the property a dwarf wall and steps leading up to the lawn, seating area and garden shed.

Viewing is highly recommended to appreciate the presentation and location of this lovely property.

COUNCIL TAX BAND: C

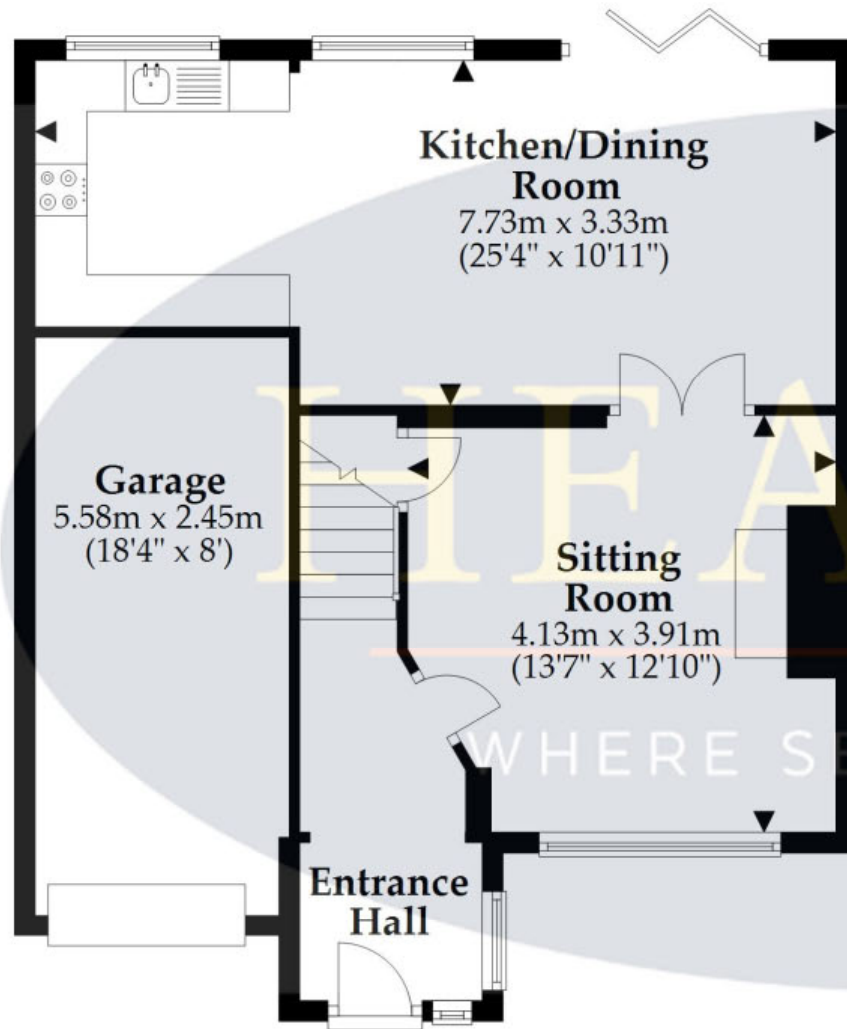
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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. 62.1 sq. metres (668.1 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



Total area: approx. 120.9 sq. metres (1301.6 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

