



HEARNES

WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1XL

## FREEHOLD

A well-proportioned four bedroom semi-detached house situated within a popular area on the outskirts of the town centre and within walking distance of local schools and amenities which include a parade of shops, doctor's surgery, popular country pub and bus stops. The property is located approximately one and half miles from the historic town of Ringwood which offers a great range of educational, retails and leisure facilities. Easy access onto the A31 and A338 provide links to the M27 and M3 ideal for commuters and there are international airports and mainline train stations at Bournemouth and Southampton. The beautiful New Forest is right on your doorstep and the award winning beaches at Bournemouth and Poole are easily accessible.

The property has been extended and is presented in good order throughout with the accommodation comprising of an entrance hall with an under stairs cloakroom and wood effect flooring which continues through to the open plan kitchen and dining room. The kitchen area provides a range of cream wall and base units, complimenting worksurfaces, stainless steel sink unit, under counter oven with hob over, space and plumbing for a washing machine and dishwasher, space for an under counter fridge, metro tiled splashbacks and double doors opening onto the rear gardens making it particularly light and airy. The sitting room has a beautiful bay window overlooking the front aspect and a feature stone fireplace.

The master bedroom is also located on the ground floor and benefits from a fully tiled en-suite shower room.

The first floor landing provides access to three further bedrooms, two of which are good size doubles and are all serviced by the partially tiled family bathroom which has a white suite comprising of a panelled bath with bath shower mixer taps, pedestal wash hand basin and WC.

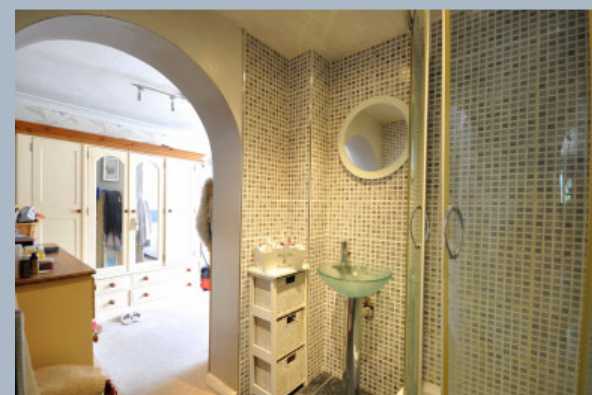
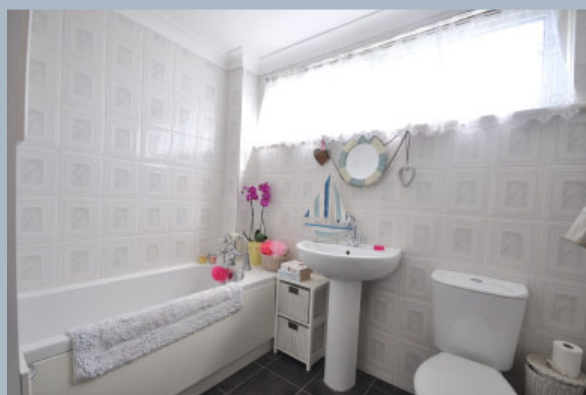
The front of the property is approached via a hardstanding driveway providing off road parking and access to the garage which has power and lighting. The front garden is laid to gravel interspersed with a feature tree and shrubs. The rear garden is also low maintenance and is well enclosed and offers a good degree of seclusion with a paved patio area adjoining the rear of the property and steps leading up to a sun terrace.

Viewing is highly recommended to appreciate the location and versatile accommodation of this well presented property.

**COUNCIL TAX BAND: C**

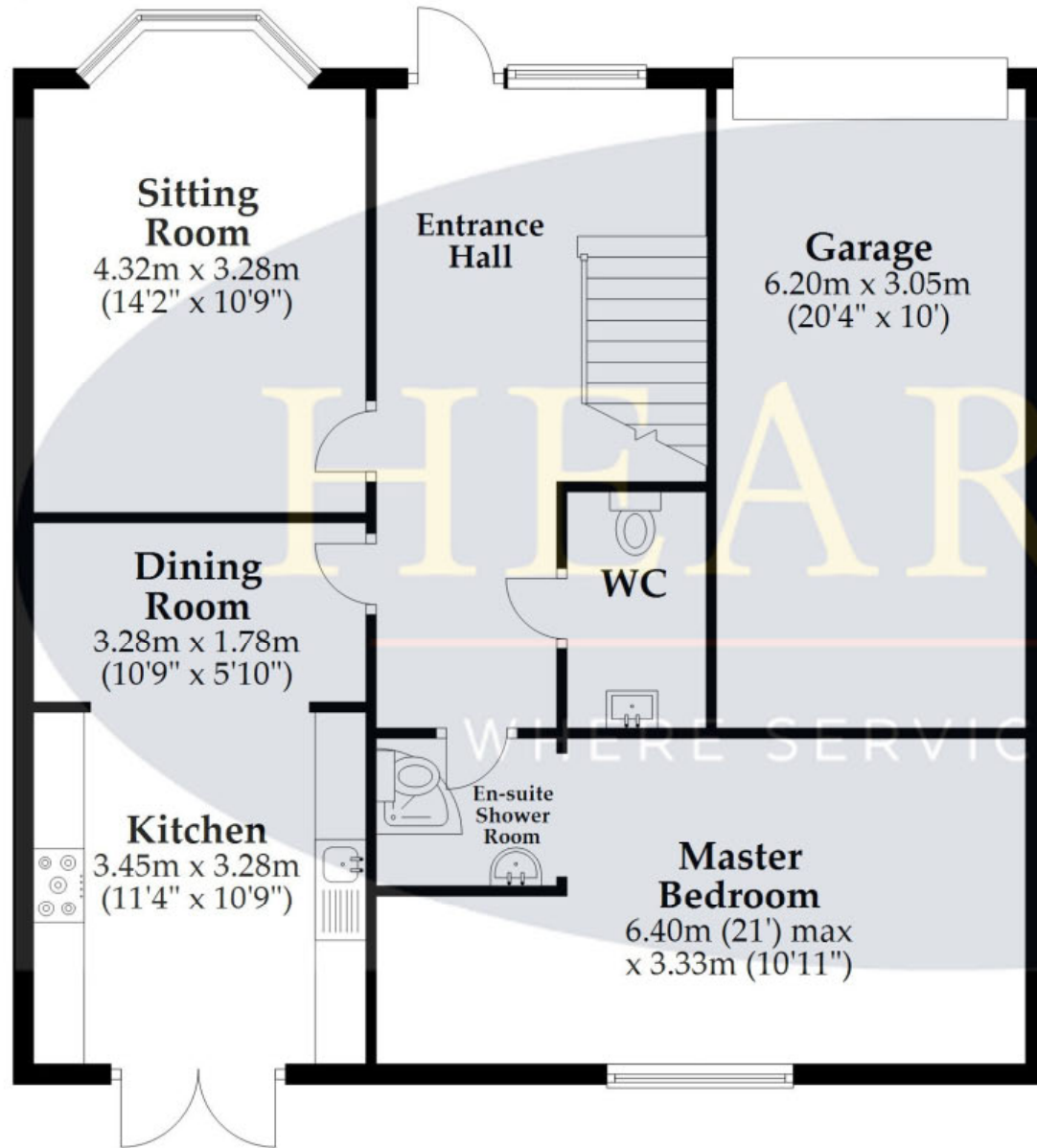
**ENERGY PERFORMANCE RATING: E**

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.

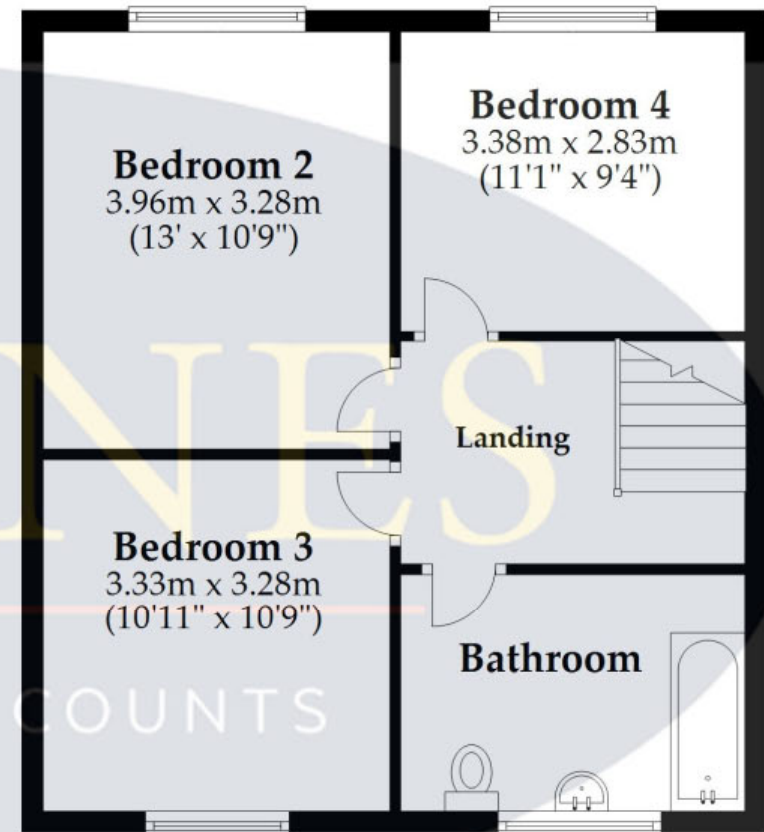


Note; Measurements  
were not taken by LJT  
Surveying and we  
cannot guarantee their  
accuracy

## Ground Floor



## First Floor



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

