



HEARNES

WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 3LJ

## FREEHOLD

A well-presented three bedroom semi-detached house situated in a popular and desirable location close to schools and amenities.

The property is accessed from the front into the entrance hallway with access to the kitchen and living room, cloakroom and stairs to the first floor. The sitting room is spacious with ample room to formally dine with a fireplace and doors into the garden. The kitchen sits to the front with a modern range of floor and wall mounted units, complimenting splashback tiling and work surfaces.

The first floor has three bedrooms, all well-proportioned and serviced by the modern family bathroom with matching suite and tiled walls.

Outside the front of the property has an area of lawn enclosed by a high hedge and pathway to the front door. The private rear garden is well enclosed and laid to low maintenance together with a garden shed that provides useful storage.

The property lies close to the Toad Corner play park, brilliant for families and a great area of open space for all to enjoy. For those looking for a speedy transaction the property is offered with no onward chain.

**Situation:** The market town of Ringwood offers excellent shopping and recreational facilities whilst the commuter is well catered for with direct access onto the A31 providing direct links to the larger coastal towns of Christchurch and Bournemouth (Via the A338) Southampton and Salisbury accessible via the M27. There are international airports and train stations at Bournemouth and Southampton and the M27 and M3 make it easy to connect to other parts of the country.

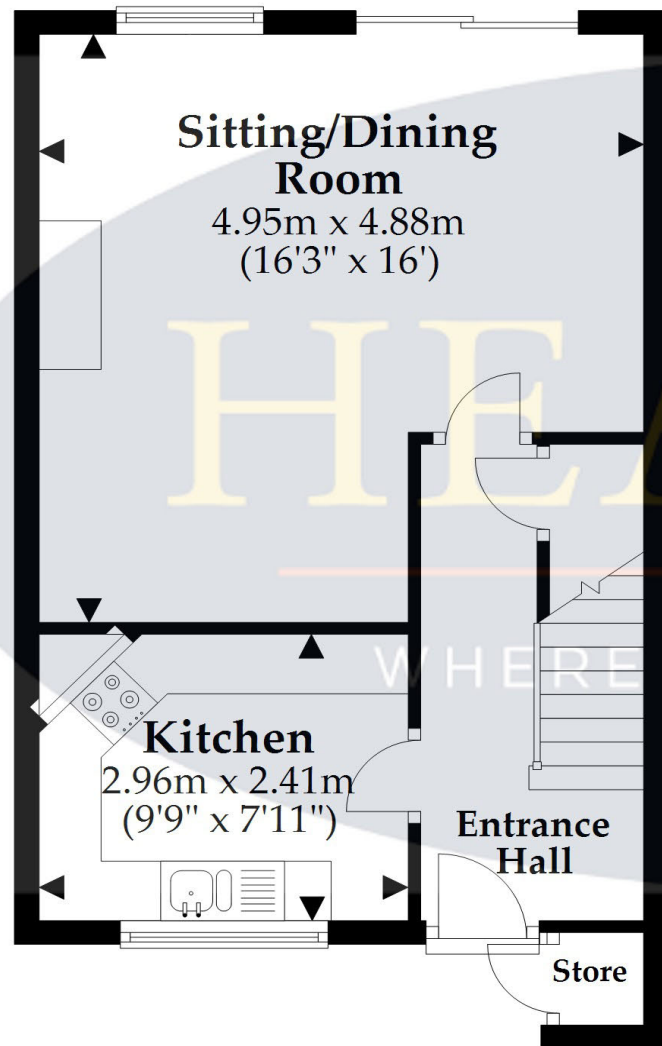
**COUNCIL TAX BAND: D    ENERGY PERFORMANCE RATING: C**

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 and do not form part of the contract.



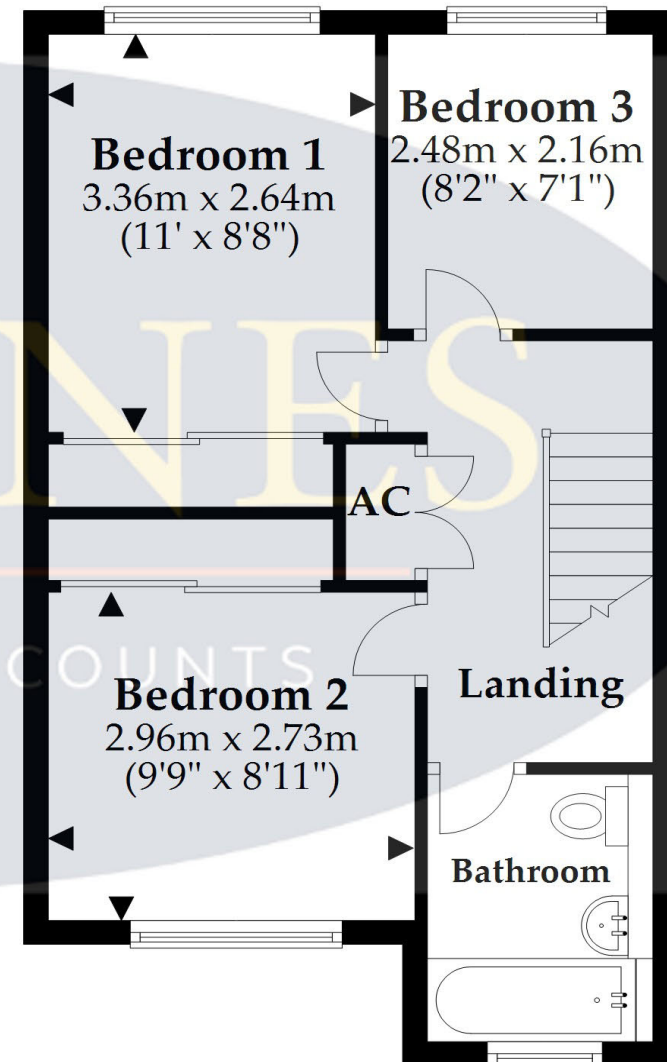
## Ground Floor

Approx. 36.9 sq. metres (397.5 sq. feet)




## First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 75.1 sq. metres (808.7 sq. feet)

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

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