



FOR SALE
HEARNES
52 - 54 HIGH STREET RIKWOOD
01425 489955

HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 3EJ

FREEHOLD

A well-presented three bedroom semi-detached house situated just over a mile from Ringwood town centre and within walking distance of a popular thatched country pub, Hightown Lakes, local schools and the New Forest National Park. Ringwood offers a good range of shops, educational and leisure facilities and restaurants. Mainline train stations and international airports can be found at both Bournemouth and Southampton and the seven miles of Bournemouth's award beaches approximately 20 minutes away.

The approximately 1101 sq. feet of accommodation is decorated throughout in neutral tones and has been comprehensively modernised by the current owners to include cavity and loft installation and replacement Valiant condensing boiler and new carpets. Comprising of an enclosed porch opening into the entrance hall which has an under stairs storage cupboard and access doors to both the sitting room and kitchen. The sitting room has a large window overlooking the front aspect, a feature brick fire place with wooden mantle and an archway through to the open kitchen/dining room. The kitchen area offers a range of modern floor and wall mounted units, peninsular bar with contrasting worktops, and space for a freestanding cooker and larder style fridge freezer, tiles splashbacks, tiled flooring and a single access door opening onto the rear garden. The dining area has a good degree of natural lighting with a window overlooking the rear.

The first floor has a generous landing area with access to the loft and three bedrooms, two of which are good size doubles and benefit from fitted wardrobes. All are serviced by a family bathroom with an 'L' shaped bath with a shower attachment over, vanity unit with inset wash hand basin and low level WC.

The front garden is mainly laid to lawn with a tarmac driveway providing off road parking and access to the extended garage which has an up and over door, power, lighting and a doorway opening into the utility room which in turn gives access into the rear garden. The rear garden is well enclosed and again mainly laid to lawn with a paved area adjoining the rear of the, flower and shrub borders and a garden shed.

Viewing is highly recommended to appreciate the high presentation and lovely location.

COUNCIL TAX BAND: C

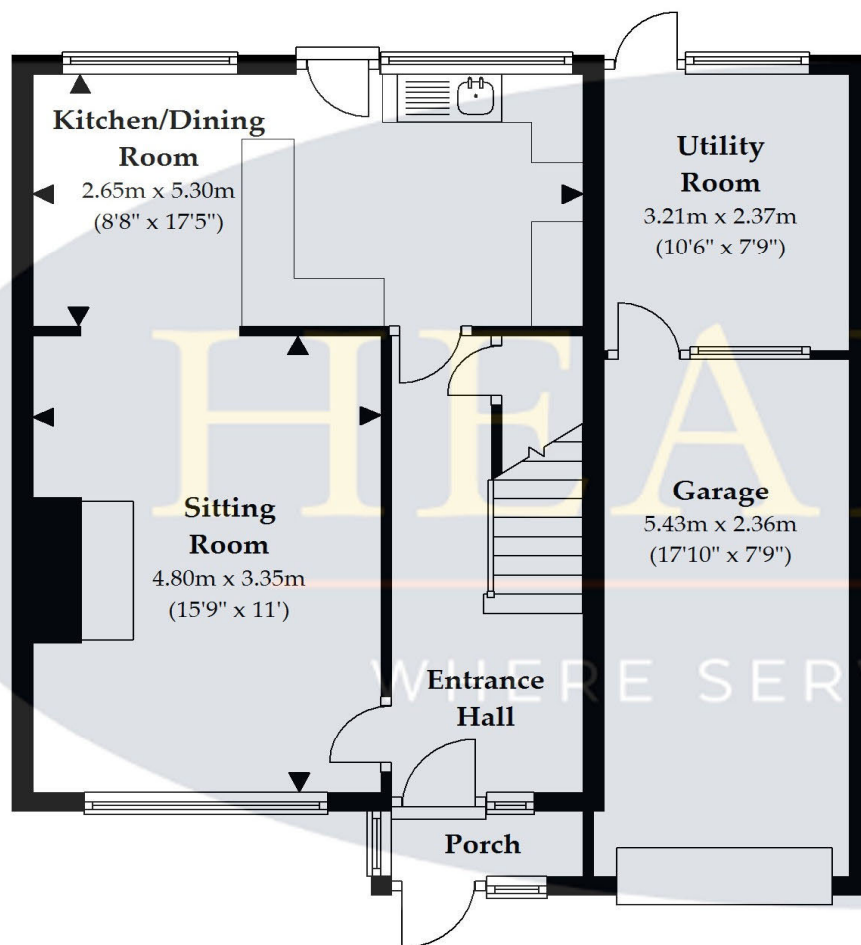
ENERGY PERFORMANCE RATING: the

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.



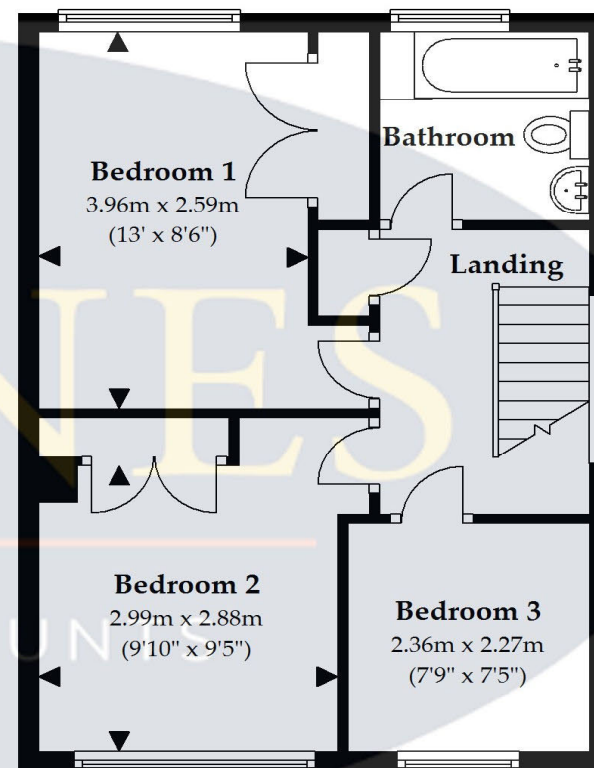
Ground Floor

Approx. 62.6 sq. metres (674.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 102.3 sq. metres (1101.4 sq. feet)



Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood
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

