



Ringwood Road  
Bournemouth, Dorset BH11 9JZ



# FREEHOLD PRICE

## £350,000

***“A fully versatile 1,500sq ft townhouse located close to river walks and offered with no onward chain”***

This generous sized and extremely versatile three/four bedroom, three bathroom, two/three reception room detached three storey town house is over 1,500 sq ft, has a private, enclosed rear garden and an enclosed sun deck which continues around the perimeter of the property. ‘The Barn’ is situated in a convenient location within easy reach of the river Stour for fishing and miles of glorious riverside walks. The property is also offered with no onward chain.

### Ground floor:

- Large **entrance hall**
- Former garage now used as a large **study**
- Two ground floor **bedrooms**
- Spacious ground floor **shower room** finished in a modern white suite incorporating a double shower cubicle

### First floor:

- 22ft Light and spacious **lounge/dining room** with two sets of double glazed French doors leading out onto an enclosed southerly facing **balcony**
- The **kitchen** incorporates ample work surfaces with a good range of base and wall units, integrated double oven, five ring gas hob with extractor canopy above, integrated fridge/freezer and dishwasher, attractive tiled splashbacks, tiled floor, a double glazed window overlooking the rear garden and a double glazed door leading out to the sun deck
- **Dining room/double bedroom** has double glazed French doors leading out onto the sun deck which gives access down into the rear garden
- Family **bathroom** finished in a stylish white suite to incorporate an oversize bath with mixer taps and shower hose, fully tiled walls and flooring

### Second floor:

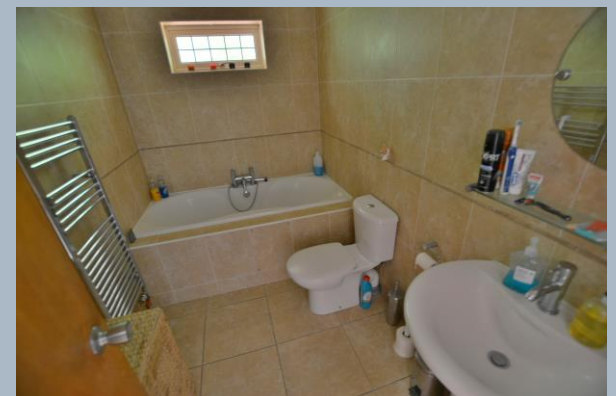
- 17ft Impressive **master bedroom** enjoying a dual aspect with fitted wardrobes
- **En-suite shower room** fitted in a modern white suite
- The **rear garden** offers an excellent degree of seclusion, is fully enclosed and measures approximately 30ft x 25ft
- Wrought iron gates open onto a block paved front **driveway**
- Further benefits include double glazing, gas fired central heating system with replacement boiler and security alarm
- The property is also offered with **no onward chain**

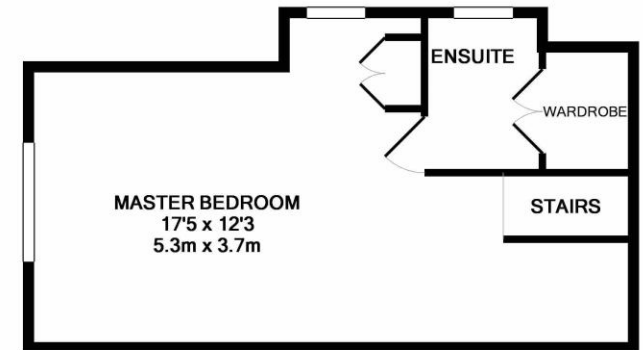
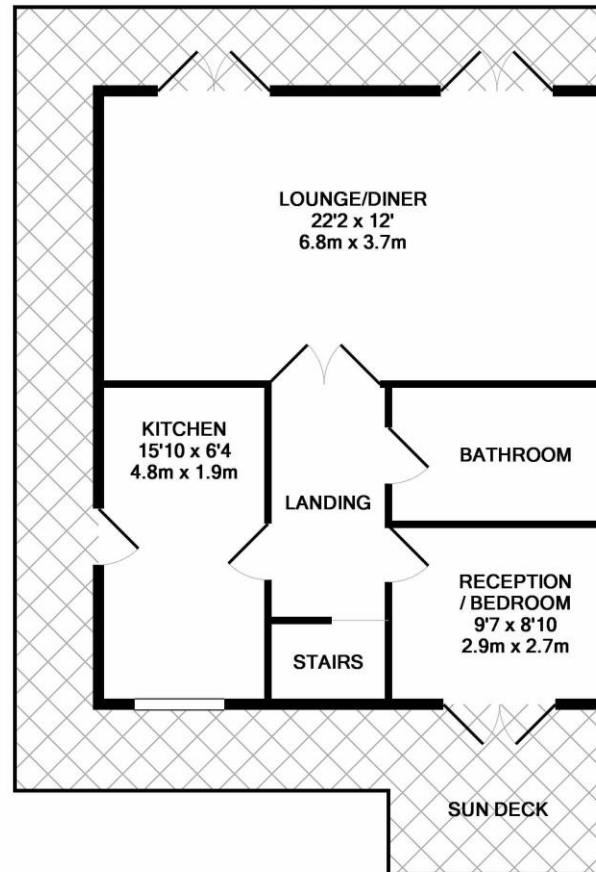
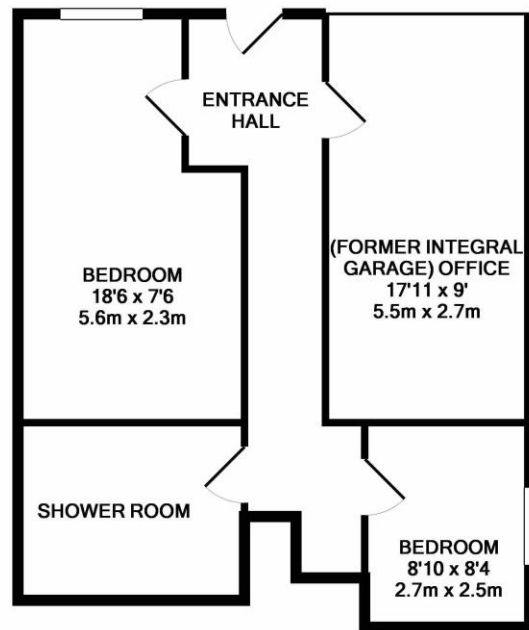
The property is superbly positioned for Ferndown town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2.5 miles away. Bournemouth with its miles of sandy bathing beaches, cafes, bars, restaurant, leisure and recreational facilities is located approximately 6 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 1535 SQ.FT. (142.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



