



HEARNES

WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 1SS

## FREEHOLD

A well-presented three double bedroom semi-detached house with generous rear garden and situated within a most sought after road on the outskirts of town. The property lies within easy walking distance of primary schools and local amenities to include a convenience store, post office, doctor's surgery and bus stop. The beautiful New Forest National Park is on your door step and the Blue Flag beaches of Bournemouth are approximately 20 minutes away. Ringwood itself offers a comprehensive range of shops, restaurants and leisure facilities and has a major coach and bus station with the National Express coaches travelling regularly to London and its airport.

The spacious accommodation comprises of a good size entrance hall with turning staircase rising to the first floor and a WC to the side. A dual aspect kitchen with a range of floor and wall mounted units, complimenting black granite worktops seven ring Flavel stove with a double oven and grill, space and plumbing for a dishwasher and washing machine, space for an American style fridge freezer, tiled splash back, tiled flooring and external door opening onto the side aspect. The dual aspect sitting/dining room has a feature exposed brickwork fireplace and French doors with glass side panels opening onto and overlooking the rear garden.

The first floor landing provides access to the three bedrooms two of which are good size doubles and are serviced by the modern fully tiles bathroom room which has a P bath with shower attachment over, pedestal wash hand basin and WC.

The property is approached via a tarmac driveway providing off road parking and continues down the side of the property to the detached garage. The front garden is mainly laid to lawn with a raised gravel patio area and paving slabs for additional off road parking. The rear garden is a real attribute to the property being over 70 feet in length and again mainly laid to lawn with a decking area to the rear boundary, ideal for catching the evening sun, a patio area adjoin the rear of the property, a log store and an insulated garden shed with power and lighting currently used as a bar room but could be converted to a home office.

*Viewing is highly recommended to appreciate the popular accommodation and spacious accommodation.*

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

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

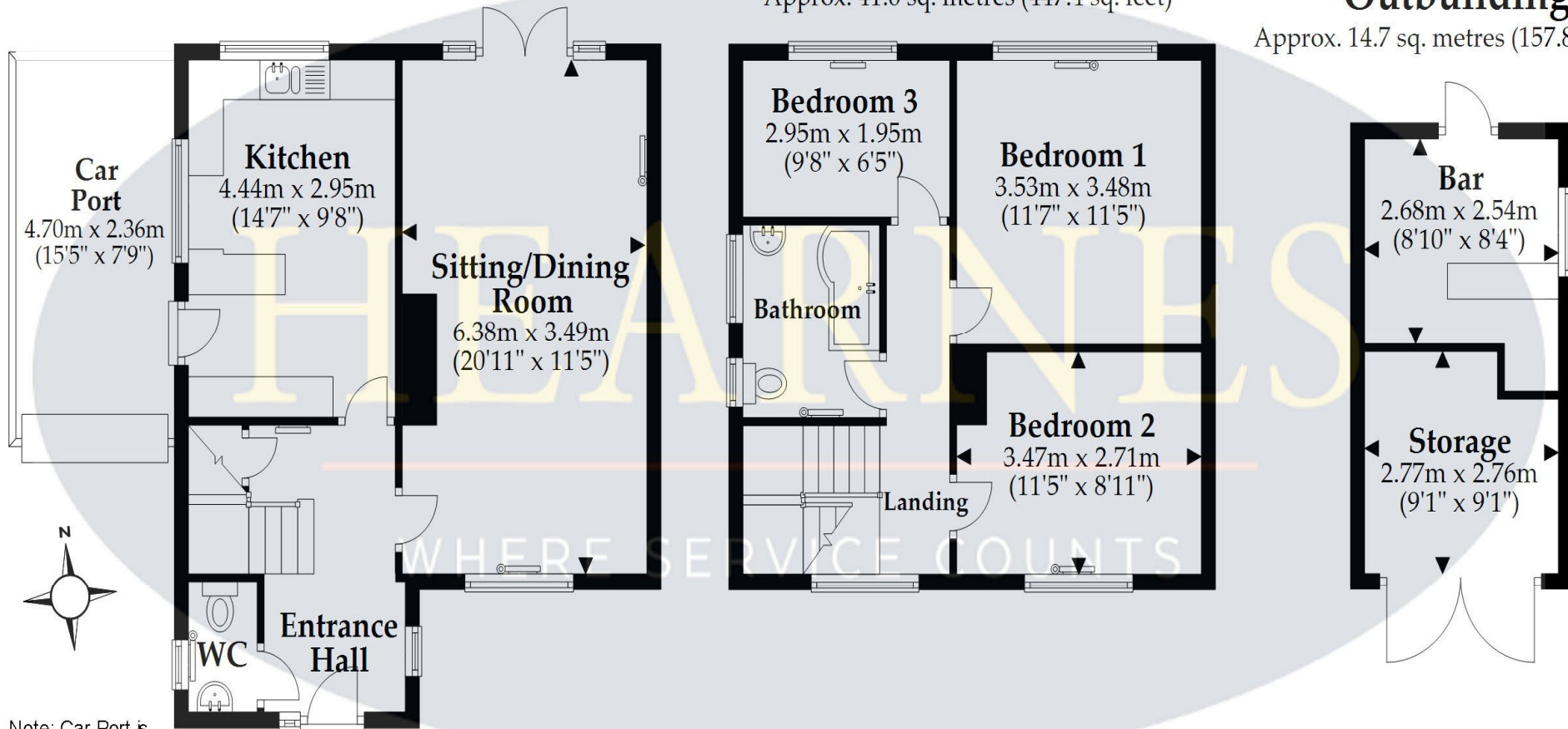
Approx. 47.0 sq. metres (505.6 sq. feet)

## First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)

## Outbuilding

Approx. 14.7 sq. metres (157.8 sq. feet)



Total area: approx. 103.2 sq. metres (1110.8 sq. feet)

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

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