



53

HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1RB

FREEHOLD

A well-proportioned three bedroom semi-detached house offering potential to extend (stpp) situated just over half a mile from Ringwood town centre and within close proximity to local schools, convenience store and leisure centre. All amenities can be found within the market town of Ringwood including shops, restaurants and health facilities. The major centres of Bournemouth, Poole, Salisbury and Southampton are all easily accessible by car and for recreational pursuits the beautiful New Forest and the golden sands of Bournemouth beaches are nearby.

The spacious accommodation comprises of an entrance hall with an under stairs storage cupboard and wood effect flooring which continues throughout the ground floor. The kitchen provides a range of wooden floor and wall mounted units with contrasting worksurfaces, walk in larder, under counter oven, four burner gas hob with extractor over, stainless steel sink unit, slimline dishwasher, integrated fridge freezer and tiled splashbacks.

A separate utility room offers further storage cupboards, space and plumbing for a washing machine and dryer and single access door opening onto the side. The sitting room has a feature open fire place with potential to fit a wood burner subject to necessary documentations. Accessed from the kitchen; the dining room which is of a good size has double Patio doors opening onto the patio and overlooking the rear gardens.

The first floor landing with window to the side and access to the partially boarded loft provides access to the three bedrooms, two of which are doubles, with bedroom two benefitting from a built in cupboard and fitted wardrobes. They are all serviced by the family bathroom which has a white three piece suite, part tiled walls and wood effect flooring.

The front of the property is approached via a concrete driveway which provides off road parking and continues down the side to the rear garden. The front garden is mainly laid to lawn, bounded by wooden fencing with mature shrub borders. The rear garden offers a good degree of privacy, and is again mainly laid to lawn with a patio area adjoining the property, a patio and garden shed to the rear and flower and shrub borders.

Viewing is highly recommended to appreciate the sizeable accommodation, location and great potential this property has to offer with the added benefit of no onward chain.

COUNCIL TAX BAND: C

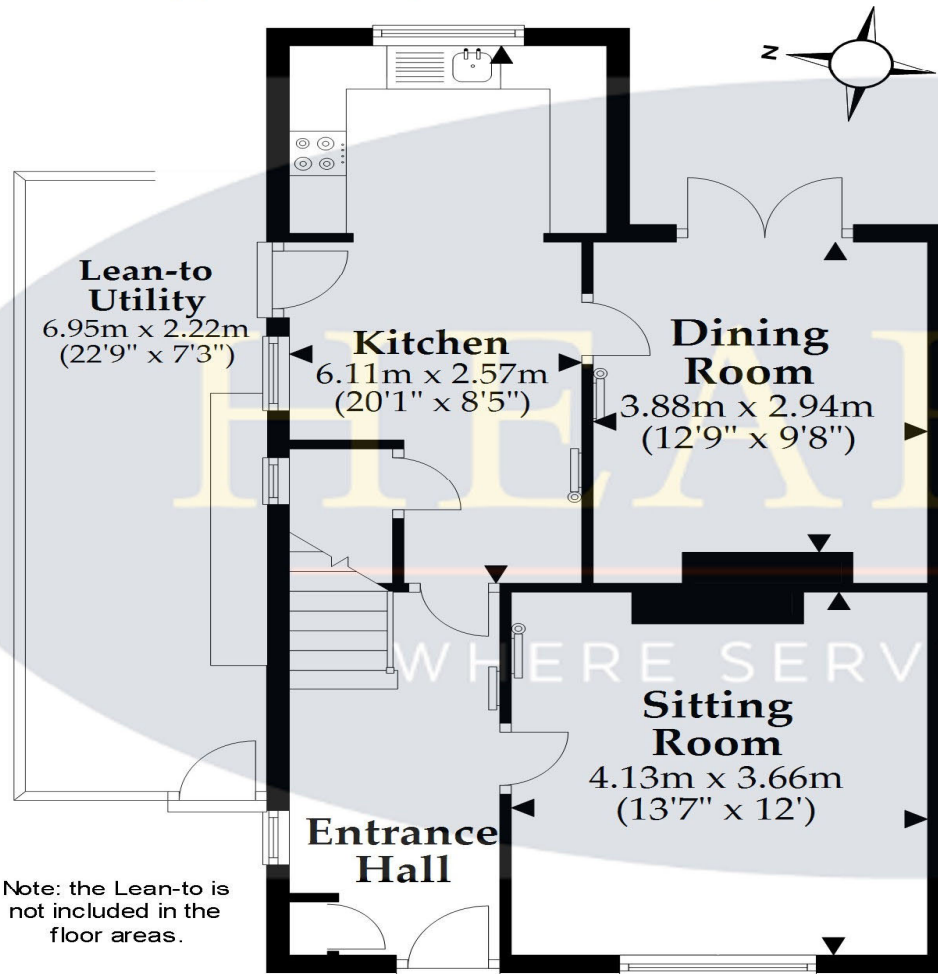
ENERGY PERFORMANCE RATING: C

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.



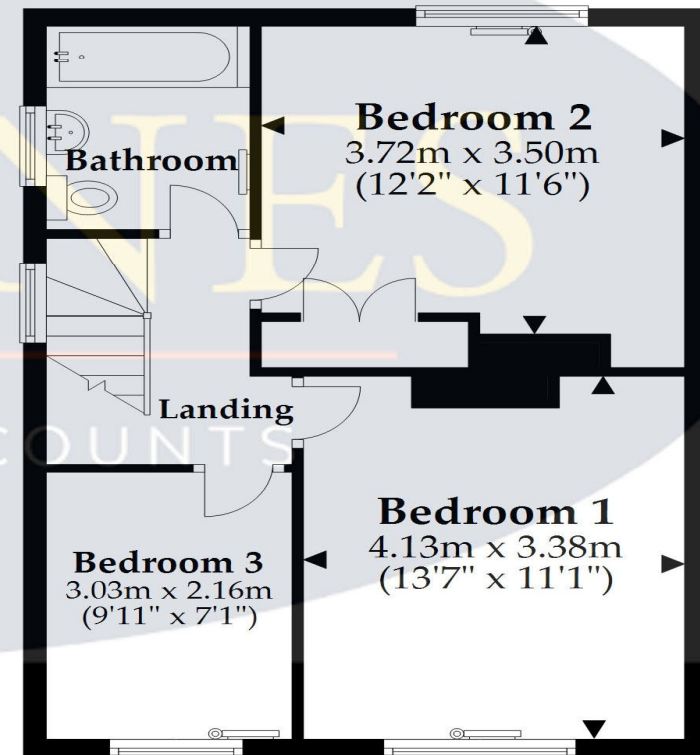
Ground Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Total area: approx. 97.5 sq. metres (1049.0 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

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