



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1TF

FREEHOLD

A three bedroom semi-detached house situated in a quiet cul-de-sac enjoying an elevated position bordering onto New Forest National Park with an enviable aspect over the adjoining fields. In the immediate locality are a primary school, doctor's surgery and pharmacy, local shops, vet, pub, church and bus route all within easy walking distance. Ringwood itself offers all amenities including two supermarkets, health and leisure facilities, cafes and restaurants. There are mainline train stations and international airports at Bournemouth and Southampton. For sailing enthusiasts resorts can be found at Poole, Christchurch and Lymington. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

The well-presented property is entered through double doors into an enclosed porch which in turn opens into the entrance hall with under stairs storage cupboard. A dual aspect sitting/dining room with fireplace and picture window overlooking the front and sliding door opening onto the rear patio. A kitchen with a range of floor and wall-mounted units, built-in under counter oven, four burner gas hob with extractor over, space and plumbing for a washing machine, one and a half bowl single drainer unit, tiled splashbacks and doorway through to the utility room which provides access to the integral garage, ground floor w.c. and rear garden.

The first floor landing provides access to the three bedrooms, two of which benefit from fitted wardrobes, and are serviced by the family bathroom.

The front of the property is approached via a tarmac driveway providing ample off-road parking and access to the integral garage. The open front garden is mainly laid to lawn with shrubs and hedging to the side boundary. The sunny rear garden offers a good degree of privacy and seclusion, being well bounded by hedging and also predominantly laid to lawn, with a walled patio adjoining the property and a garden shed.

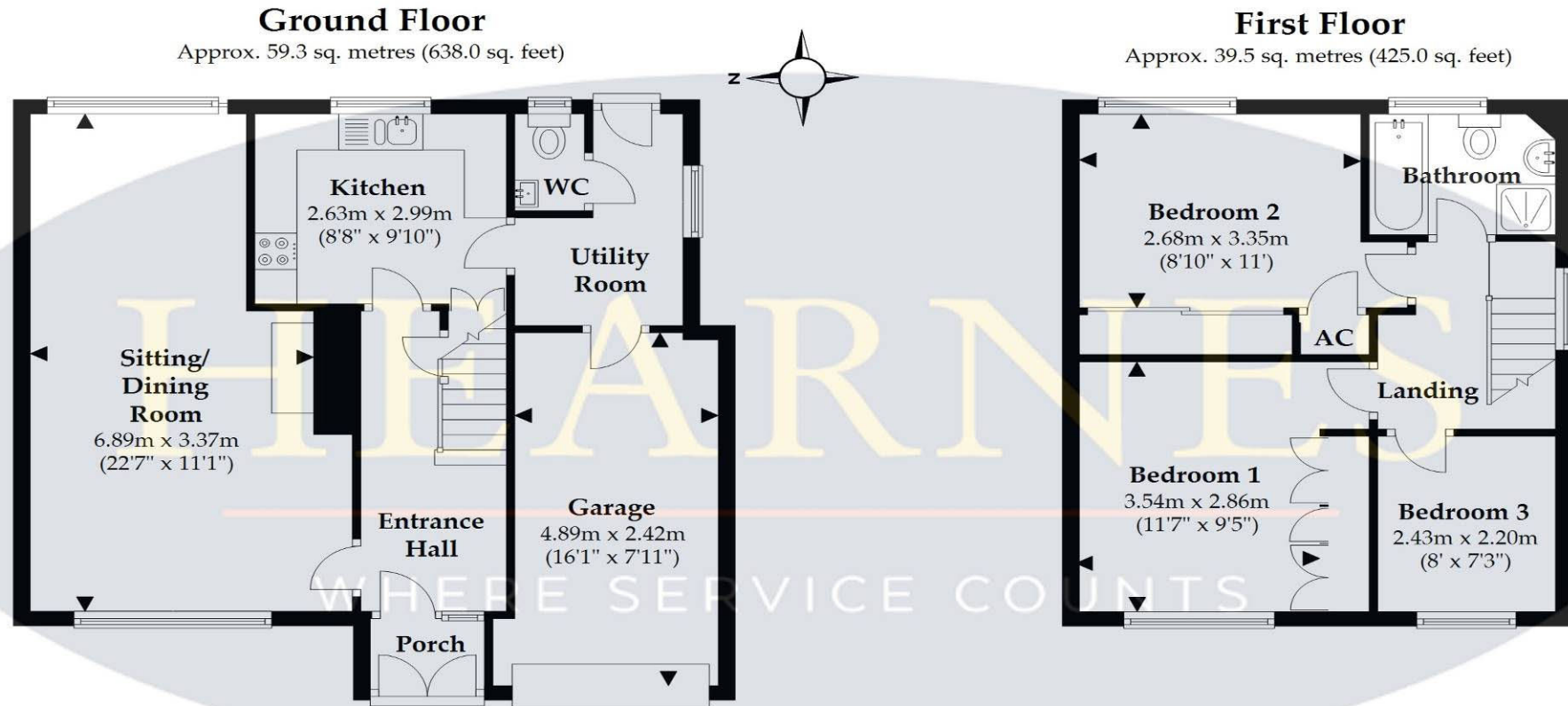
Viewing highly recommended to appreciate the location, aspect and accommodation being offered.

COUNCIL TAX BAND: D

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.





LJT SURVEYING

Total area: approx. 98.8 sq. metres (1063.0 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

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