



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1AH

FREEHOLD

An impressive two bedroom Victorian mid terrace house situated within a few minutes' walk of the high street and the Bickerley a popular open space and nearby riverside walks and the Castleman Trailway. The market town of Ringwood is a well-respected area being on the edge of the wonderful New Forest National Park and the beautiful beaches at Bournemouth being an approximately 20 minutes' drive away. The area is recognized for its high performing schools, range of independent and high street shops, restaurants and excellent commuter links.

The accommodation retains any characterful features and has been sympathetically and extensively refurbished to a high specification and is decorated in neutral tones. Comprising of an open plan kitchen/sitting/dining room which is dual aspect and has wood effect flooring which continues throughout the ground floor. The sitting/dining area has views over the front aspect and a large under stairs storage cupboard. The kitchen overlooks the rear garden and has range of light grey high gloss base and wall mounted units, complimenting wood effect work tops, under counter built in oven, four burner gas hob with extractor over, integrated fridge freezer and dishwasher and doorway through to the utility room. The utility room has space and plumbing for a washing machine and also provides access to the rear garden and the modern bathroom which is partially tiled and has a white contemporary suite consisting of a panelled bath with shower attachment over, vanity unit with inset wash hand basin, concealed cistern WC and airing cupboard.

The first floor is newly carpeted with the landing providing access to the two double bedrooms with bedroom one having a charming original cast iron fireplace. Bedroom two overlooks the rear garden and benefits from a built in cupboard.

Further benefits include newly fitted gas central heating, replacement electric wiring and plumbing and double glazed windows.

The front of the property is approached via a paved pathway with the front garden laid to ornamental stones providing off road parking. The rear is well enclosed and is laid to astro turf for low maintenance with a generous sand stone patio adjoining the property.

Viewing is highly recommended in order for a buyer to appreciate presentation, character and ideal town centre location this delightful property has to offer.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: E

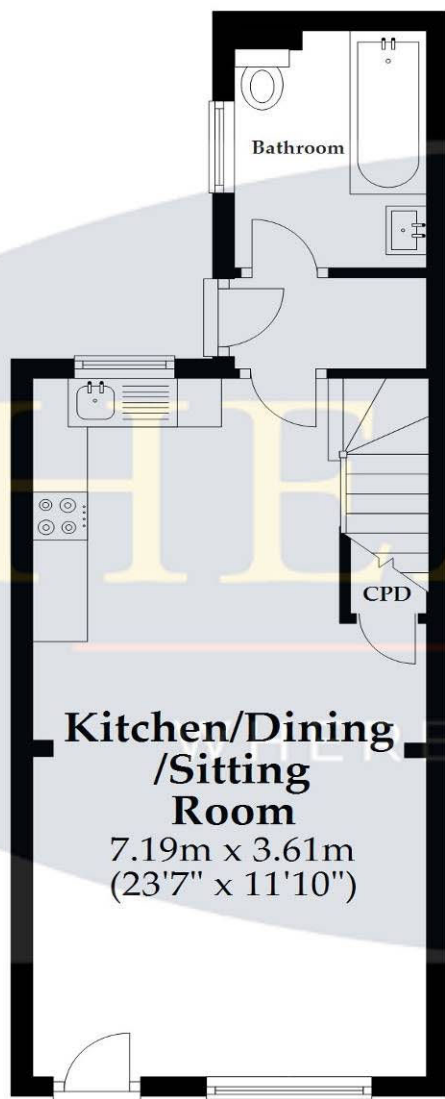
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

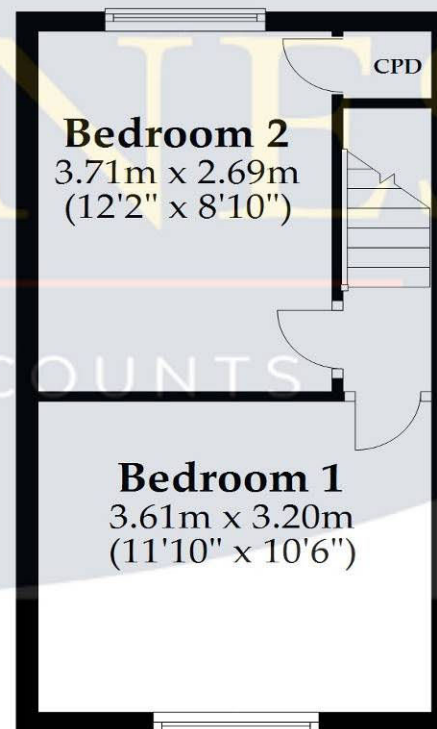
Ground Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 sq. feet)

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

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