



FOR SALE
HEARNES
52 - 54 HIGH STREET, BIRMINGHAM
01425 4899

HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1XY

FREEHOLD

A well-presented three bedroom detached house situated in pleasant location on the edge of the New Forest and within approximately one and half miles from Ringwood town centre. Schools and local amenities are within easy walking distance. Ringwood itself offers a great range of educational, recreational and retail facilities with the area offering easy access to commuter routes which include the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are mainline train stations and international airports at Bournemouth and Southampton. The award winning beaches are also within a short drive.

The property has been modernised and extended by the current owners and offers approximately 1068 sq. feet of accommodation which comprises of an entrance hall with stairs rising to the first floor and double part glazed doors opening into the sitting room which has a lovely picture window overlooking the front. The dining/family room is placed to the rear of the property and has solid walnut wood flooring which continues through to the kitchen, a wonderful partially vaulted ceiling with Velux roof light and a feature fireplace with a slate hearth and wood burning stove, upright tall radiator and double doors providing access onto the rear garden. The modern kitchen area offers a range of cream Shaker style base and wall units, complimenting wood effect work tops, Neff under counter oven, four ring gas hob and chimney style extractor, stainless steel circular sink unit, space and plumbing for a washing machine and slim line dishwasher, space for an upright fridge freezer, walk in under stairs storage cupboard and mono tiled splashbacks.

The first floor landing has an airing cupboard and provides access to the three bedrooms, two of which are doubles and are all serviced by the partially tiled family bathroom benefitting from a panelled bath with shower attachment over, pedestal wash hand basin and low level WC.

The front of the property is approached via concrete hard standing which provides off road parking and access to the single garage which has an up and over door, power lighting and a personal door to the rear. The front garden is laid to lawn with flower borders. The rear garden is well enclosed and is mainly laid to artificial lawn with a paved patio area adjoining the property and an external water tap. To the rear of the garden there are steps up to a raised paved sun terrace.

Viewing is highly recommended to appreciate the popular location and presentation of this delightful property.

COUNCIL TAX BAND: C

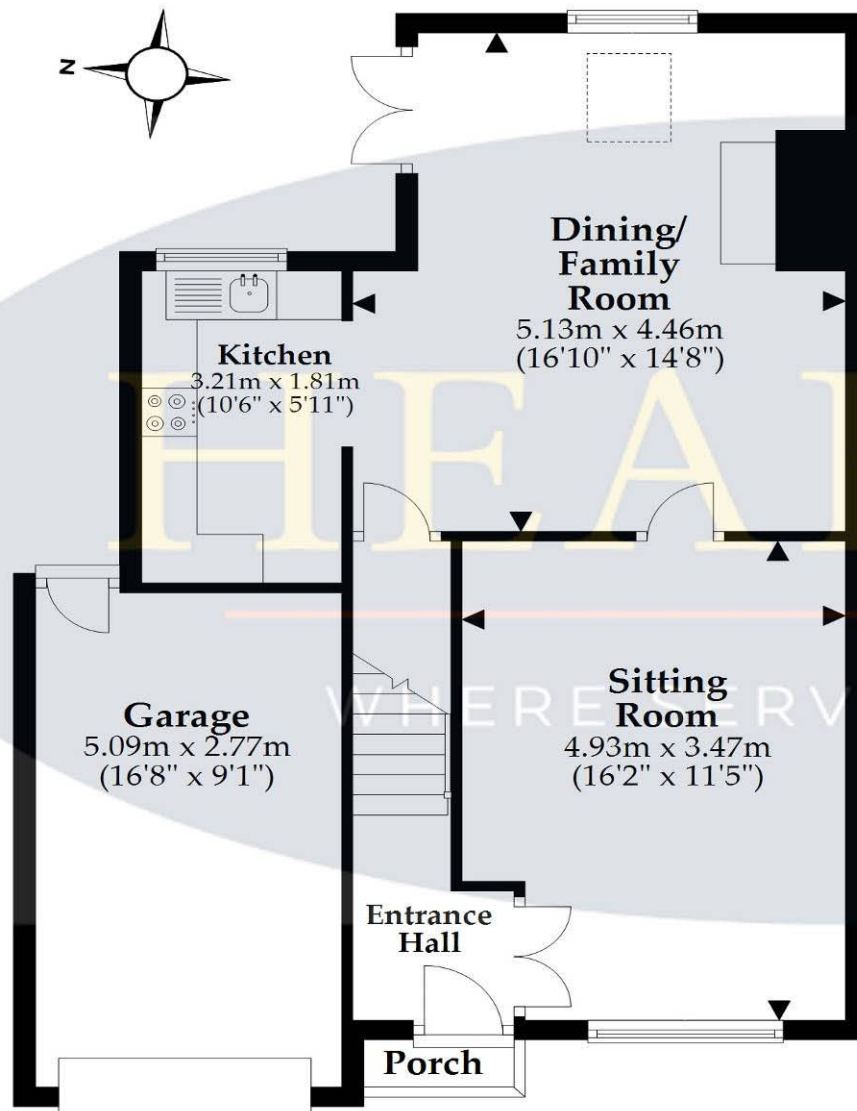
ENERGY PERFORMANCE RATING: D

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.



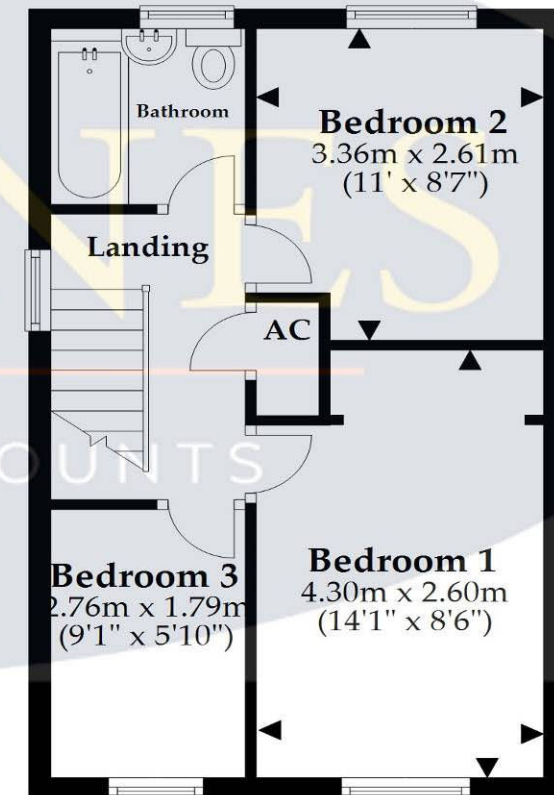
Ground Floor

Approx. 64.7 sq. metres (696.5 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 99.3 sq. metres (1068.5 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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