



HEARNES
WHERE SERVICE COUNTS

236, Christchurch Road Ringwood, Hampshire, BH24 3AS

FREEHOLD Guide price £280,000

A delightful, established rear garden of approx. 65 feet, a very popular and convenient location and no forward chain, are just a few features of this beautifully presented, character property.

Located close to local shops, travel links and the David Lloyd Leisure Club, this home is perfect for anyone who wants all of the facilities Ringwood has to offer.

On the first floor are two well-proportioned bedrooms serviced by a sleek, contemporary style shower room (on the ground floor) with potential to use the loft space as many others have in the road (Subject to any consent required).

The ground floor accommodation has been tastefully maintained, decorated in neutral tones creating a stylish space with a feature wood burning stove/fireplace. The kitchen has been cleverly designed to make the very best use of the space on offer and is fitted in a range of modern white units with contrasting worktops, room to dine and access into the garden.

The rear garden enjoys privacy with gravel and paving for ease of maintenance and a useful timber storage shed. It measures in total approx. 65 foot.

SITUATION:

The property is situated on the western side of Christchurch Road, within level walking distance of David Lloyd Leisure Centre & Lidl's Superstore. The town centre of Ringwood is a mile & a quarter distant offering a weekly street market, plus comprehensive shopping, leisure & educational facilities. The A31 & A338 provide road links to the main centres of Bournemouth (12 miles), Southampton (16 miles) & Salisbury (18 miles). The open New Forest is within 2 miles distant.

Local Authority: New Forest

Council Tax Band: B

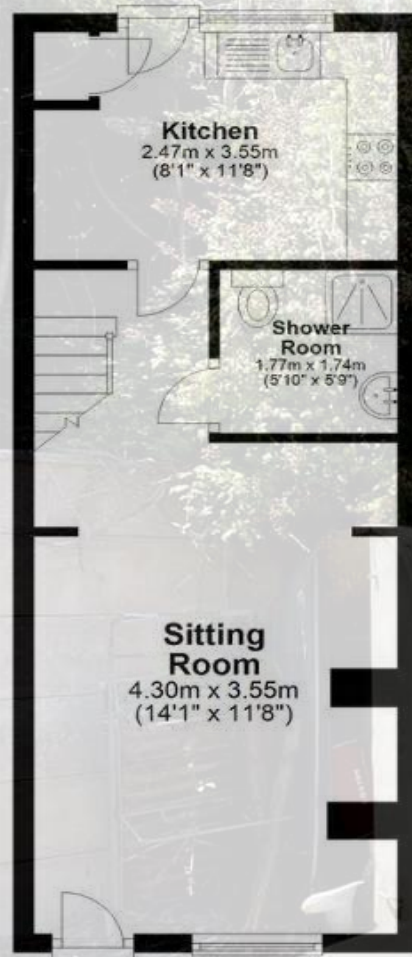
Energy Performance Certificate (EPC): Rating E

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.



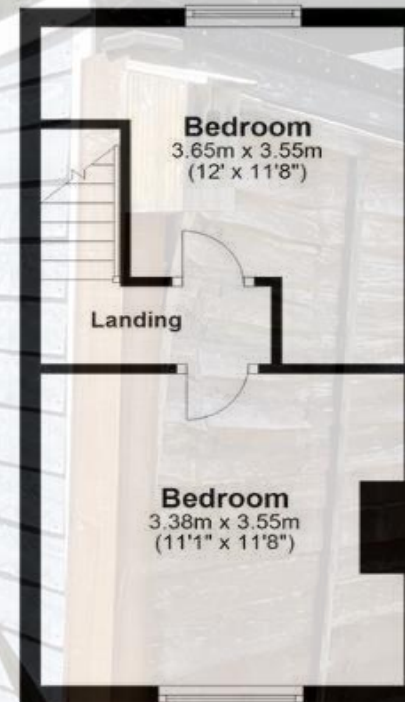
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.5 sq. feet)



Total area: approx. 59.9 sq. metres (645.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

