



HEARNES
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**KINGSTON
RINGWOOD**

Lower Kingston, Kingston, Ringwood, Hampshire, BH24 3BJ

FREEHOLD PRICE OIEO £325,000

This beautiful semi-detached cottage is situated on the southern edge of Ringwood in the hamlet of Kingston which has a nearby access to the Avon Valley Path that leads in to Ringwood to the North and Christchurch to the South. There are lovely views to the rear over neighbouring fields and farmland.

The front entrance porch has an external door and inner front door and leads directly into the sitting room, which is mainly open plan with an open fireplace to one end and a further feature brick fireplace (not in use) to the other with door giving access to the staircase. Small step up to the utility/cloakroom and door to the kitchen. Feature beamed ceiling. The kitchen is fitted with a range of units with roll top work surfaces and inset sink unit, tiled splashbacks and recently installed oven. Glass display cabinets and space for fridge/freezer. There is a window and door to the rear and ample space for table and chairs.

On the first floor there are three double bedrooms and a family bathroom. Outside the gardens are a delight, being private with a lovely rural outlook over paddocks and farmland. The present owners rent part of the rear garden for a small annual fee from Meyrick Estate, Christchurch, and this could be taken over by the new owner if required. The oil tank and septic tank access is located in the rear garden.

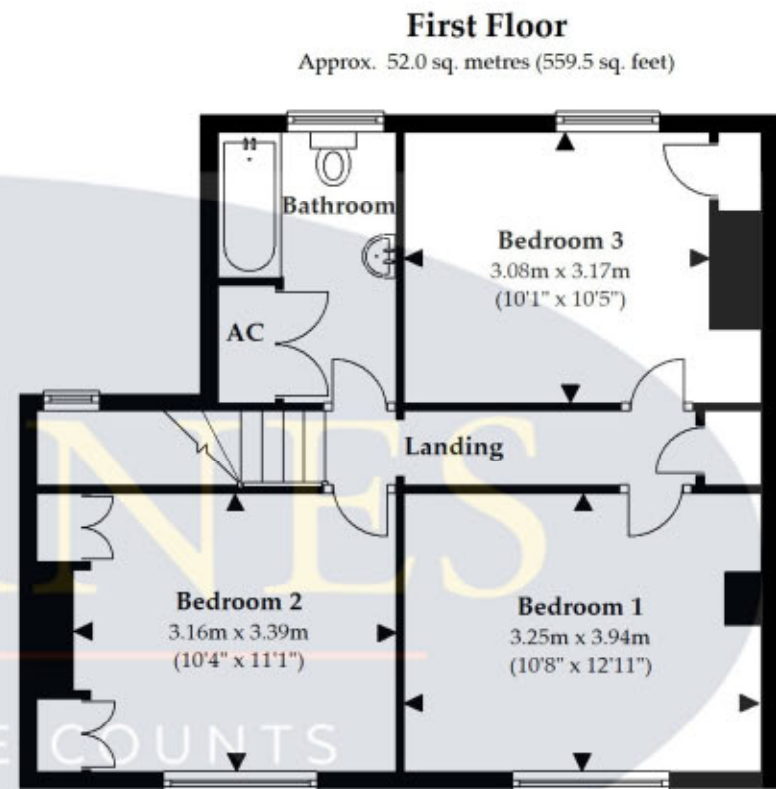
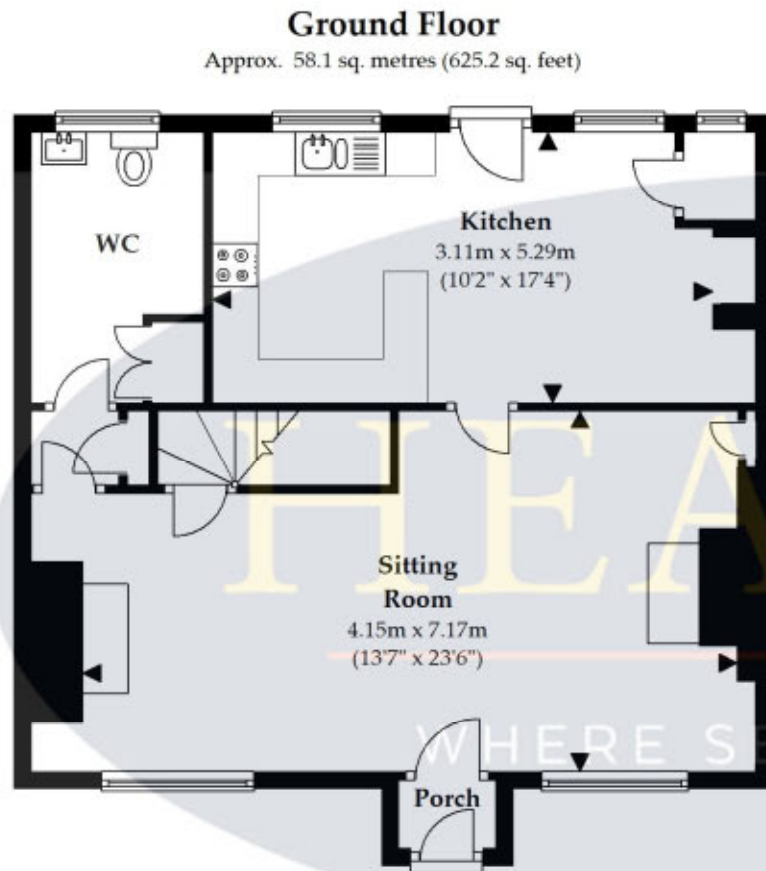
Internal inspection is strongly advised, the cottage is offered with no forward chain.

COUNCIL TAX BAND: D

ENERGY EFFICIENCY 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.





LJT SURVEYING Total area: approx. 110.1 sq. metres (1184.8 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

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