



**HEARNES**

WHERE SERVICE COUNTS

# Christchurch Road, Ringwood, Hampshire, BH24 1DH

## FREEHOLD PRICE OIEO £225,000

A two bedroom semi-detached Victorian house with a garden situated within walking distance to the town centre. The property has scope for improvement and still retains characterful features which include a sash windows and a cast iron fireplace. The property has double glazed windows to the front, gas central heating and is offered with no forward chain.

**Internally:** There is a sitting room to the front with a large bay window, a rear hallway which could be knocked through, subject to building regulations to the kitchen which has base and wall units, an oven, 4 electric hob and extractor fan.

The first floor landing provides access to two bedrooms, one with a delightful cast iron fireplace and sash window, both serviced by a shower/wc.

**Externally** There is a low maintenance paved garden with raised borders.

**Situation:** The market town of Ringwood offers excellent shopping and recreational facilities whilst the commuter is well catered for with direct access onto the A31 providing direct links to the larger coastal towns of Christchurch and Bournemouth (Via the A338) Southampton and Salisbury accessible via the M27. There are international airports and train stations at Bournemouth and Southampton and the M27 and M3 make it easy to connect to other parts of the country.

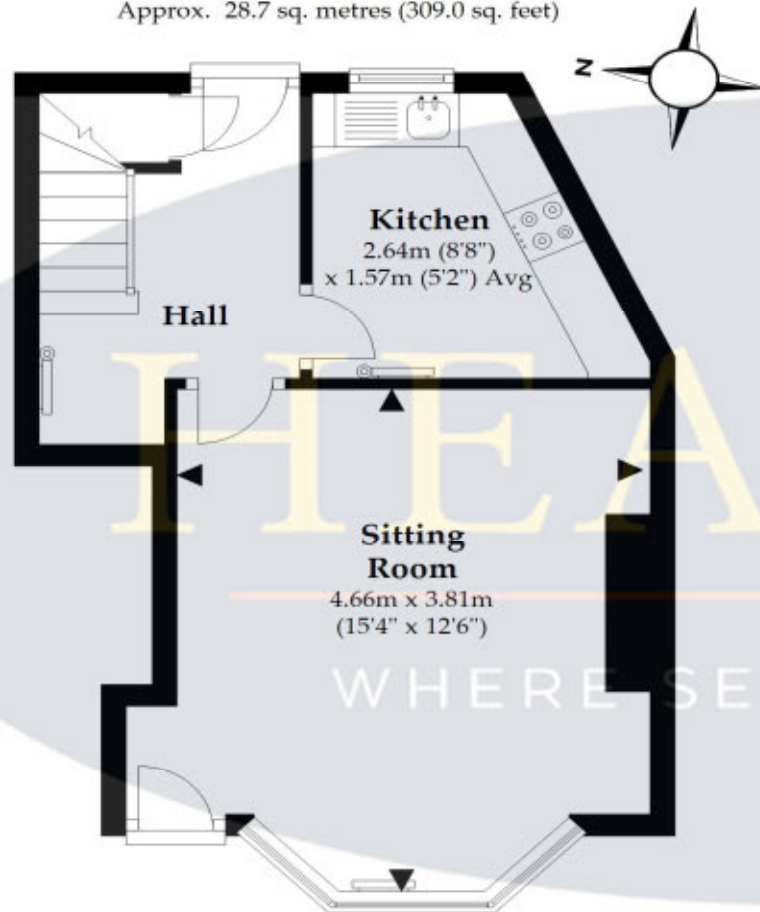
**COUNCIL TAX BAND: B**  
**ENERGY PERFORMANCE RATING: D**

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. 28.7 sq. metres (309.0 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



Total area: approx. 56.9 sq. metres (612.3 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

