



HEARNES

WHERE SERVICE COUNTS

St Leonards, Ringwood, Hampshire, BH24 2PQ

FREEHOLD PRICE OIEO £350,000

A three bedroom detached bungalow situated on a good size plot of approximately 0.25 of an acre and within a short drive of the open woodlands of Ashley Heath, Moors Valley Country Park and the New Forest National Park. For the commuter there is direct access onto the A31 providing direct links to the larger coastal towns of Christchurch and Bournemouth and Southampton and Salisbury accessible via the M27. There are international airports at Bournemouth and Southampton and the M27/M3 make it easy to connect to other parts of the country.

The property offers potential to extend subject to the necessary planning permissions. The current 1680 square feet of accommodation comprises of an entrance hall, kitchen diner, double aspect sitting room, dining room, utility and store room.

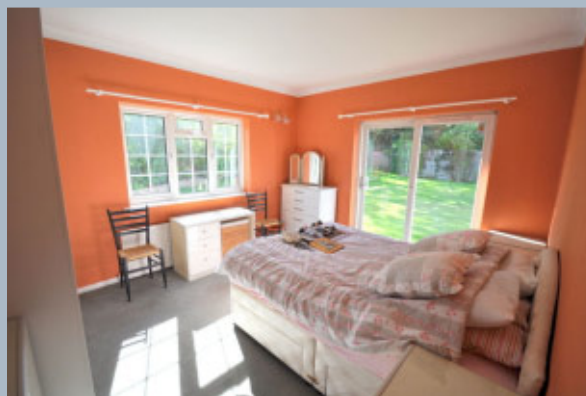
Three double bedrooms. The master bedroom benefits from a "Jack and Jill" shower room. Bedroom two and three are serviced by the main shower room.

The property is well placed within its plot which is mainly laid to lawn bounded by mature hedging and shrubs, the garden also has a south-west facing aspect.

Viewing is highly recommended to appreciate the potential offered which has the added benefit of no forward chain.

COUNCIL TAX BAND: E
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. 155.8 sq. metres (1677.3 sq. feet)



LJT SURVEYING Total area: approx. 155.8 sq. metres (1677.3 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

52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

