



HEARNES
WHERE SERVICE COUNTS

Lumby Drive, Ringwood, Hampshire, BH24 1JJ

FREEHOLD PRICE £335,000

A three bedroom detached bungalow situated in a popular residential location within level walking distance to the local amenities in Poulner which include shops, a doctors surgery and schools. The property also benefits from double glazing, gas central heating and is being offered with no forward chain.

Internally: There is an entrance hallway with an airing cupboard. A kitchen at the rear of the property with base and wall units, an oven and grill, 4 ring gas hob with canopy fan over and plumbing for a washing machine.

The sitting/dining room has a chimney breast with a stone surround and hearth with double glazed sliding doors to the conservatory.

There are three bedrooms, two of which have wardrobes, all serviced by a fully tiled shower room with a double unit with a separate cloakroom/wc.

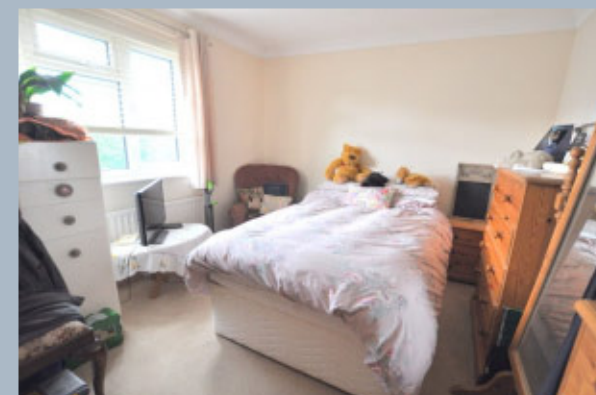
Externally: There is off road parking with a single garage to the front and the rear garden is laid to lawn with a patio area and there is a shed.

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: D

ENERGY PERFORMANCE RATING: D

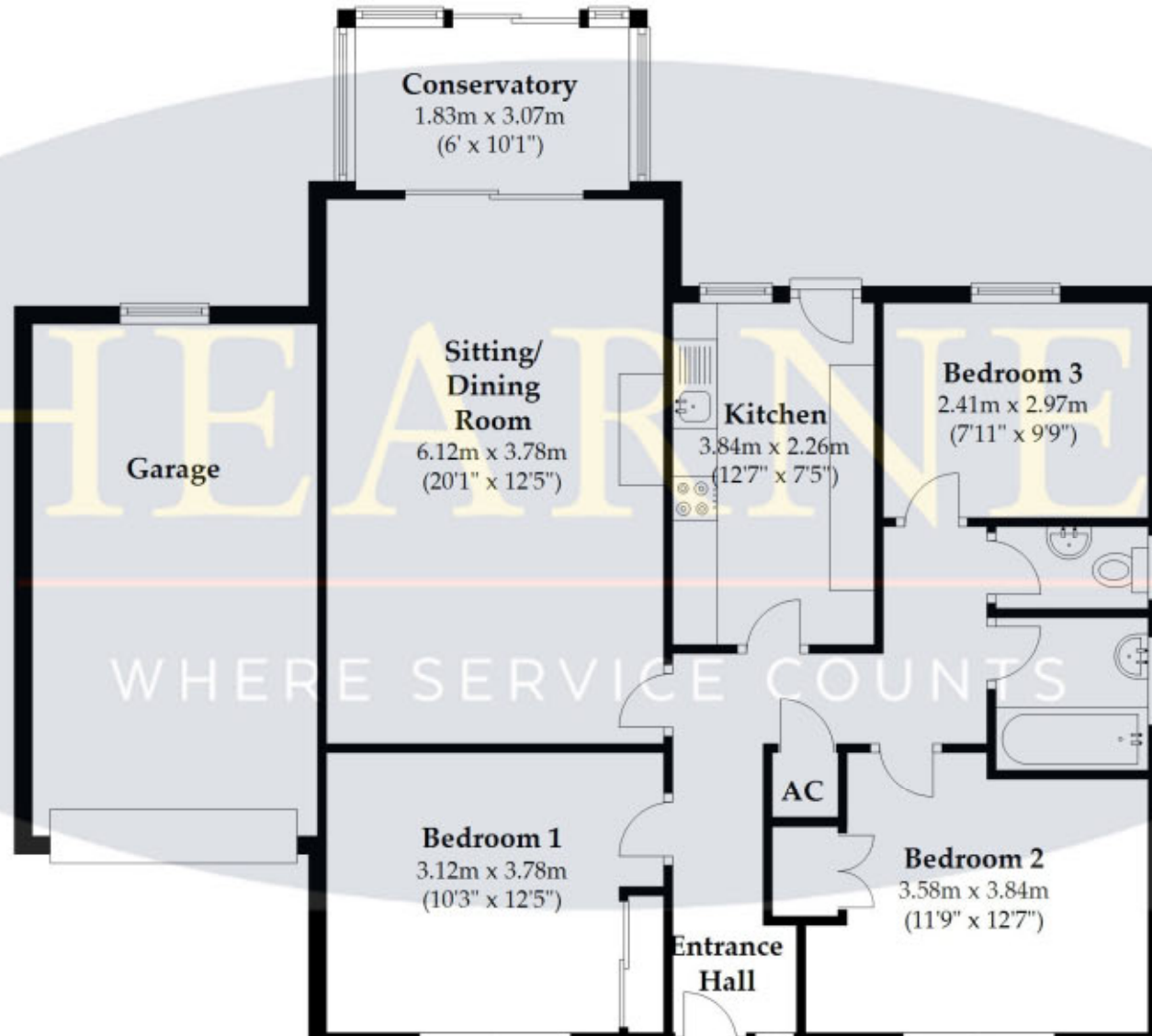
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



Ground Floor

Internal Floor Area: approx 98.0 sq.metres (1055 sq. feet)

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy



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