



HEARNES
WHERE SERVICE COUNTS

Gorley Road, Ringwood, Hampshire, BH24 1TN

FREEHOLD PRICE OIEO £325,000

A two bedroom detached bungalow situated on the outskirts of Ringwood and within walking distance of local amenities including a doctor's surgery, shops, schools, bus stop and popular pub. All amenities can be found within the market town of Ringwood including shops, restaurants and health and leisure facilities. The major centres of Bournemouth, Poole, Salisbury and Southampton are all easily accessible by car and for recreational pursuits the beautiful New Forest is on your doorstep and the golden sands of Bournemouth beaches are nearby.

The bungalow offers scope for modernisation and extending (stpp) and comprises of an entrance hall, a kitchen/breakfast room with floor and wall mounted units, inset oven, four ring gas hob with extractor over, single stainless steel sink and drainer, tiled splashbacks and single doorway through to the conservatory. The triple aspect conservatory is a lovely addition to the accommodation with tiled flooring, vertical blinds and double doors opening onto the rear garden. Double doors from the hallway open into the sitting room which overlooks the front garden and has a feature fireplace.

There are two bedrooms with the main bedroom overlooking the front and bedroom two which benefits from fitted wardrobes over the side aspect, both serviced by the bathroom with double shower cubicle.

The front of the property is approached via wrought iron gates onto the tarmac driveway which provides ample parking and access to the recessed front porch and garage. The front garden is low maintenance with flower and shrub borders bounded by hedging. The rear garden is mainly paved with a patio area adjoining the conservatory and raised beds and borders.

Further benefits include gas central heating and double glazing.

Viewing is highly recommended to appreciate the potential and location of this well positioned bungalow offered with no onward chain.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE RATING: F

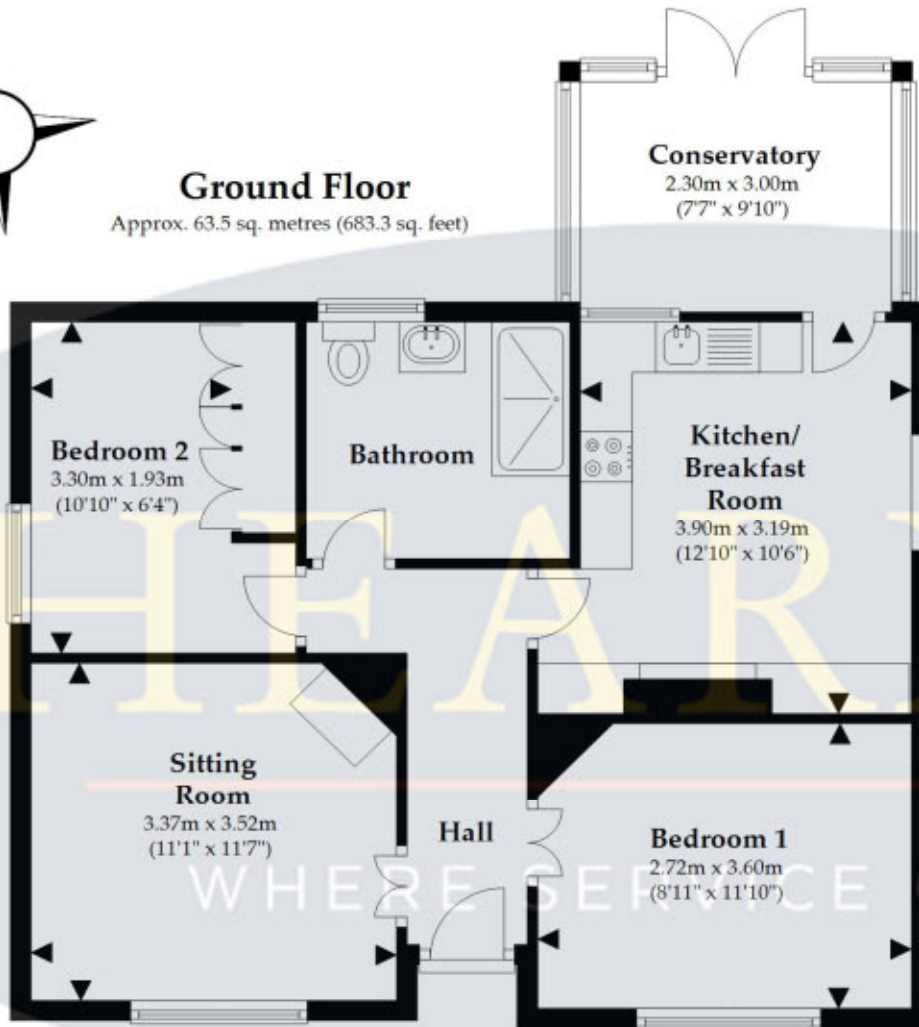
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





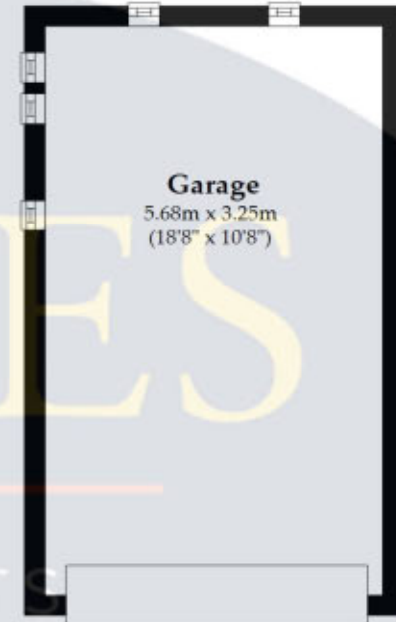
Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



Outbuilding

Approx. 18.5 sq. metres (198.7 sq. feet)



Note: Outbuildings may not be in the positioned correctly, but are included floor area calculations



LJT SURVEYING Total area: approx. 81.9 sq. metres (882.0 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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