



**HEARNES**  
WHERE SERVICE COUNTS



# North Poulner Road, Ringwood, Hampshire, BH24 1SP

## FREEHOLD GUIDE PRICE £300,000

A two bedroom detached bungalow situated in a sought after location on the outskirts of Ringwood and within walking distance of Kingfisher Lakes. Ringwood is the western gateway to the beautiful New Forest and offers a wide range of shops, educational and recreational facilities. There are excellent transportation links to the major centres of Bournemouth, Poole, Salisbury and Southampton with mainline train stations and international airports at Bournemouth and Southampton. Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports. The golden sands of Bournemouth beaches are also within easy reach.

The bungalow offers approximately 1044 sq. ft. of accommodation and presents great potential to modernise or extend (stpp). The accommodation currently comprises of an entrance hall with cloakroom to the side and doorway through to the kitchen. An inner hallway provides access to the sitting/dining room with stone fireplace and single access door to the rear garden.

There are two bedrooms both of which benefit from fitted wardrobes and are serviced by the family bathroom.

The front of the property is accessed through metal gates onto a tarmac drive way which provides off road parking and access to the detached single garage with up and over door, power, lighting, car maintenance pit and personal door to the side. The front garden is mainly laid to lawn with mature hedging boundaries. The well enclosed south facing rear garden offers a good degree of privacy and is also mainly laid to lawn with a paved patio area and gated access through to the front. Adjoining the rear of the garage there is an office/studio with power and lighting.

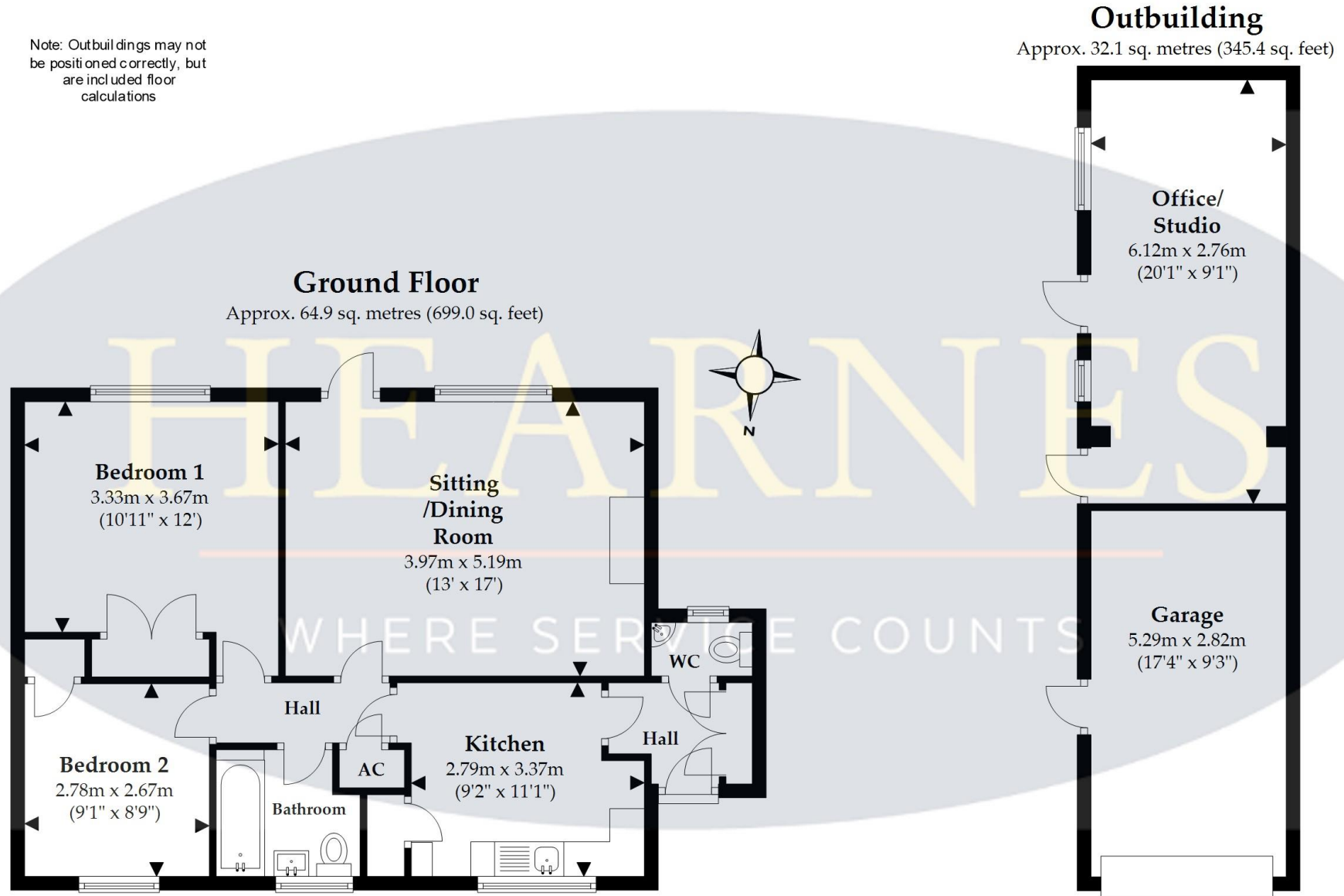
*Viewing is highly recommended to appreciate the location and potential being offered with the added benefit of no onward chain.*


**COUNCIL TAX BAND: D**  
**ENERGY PERFORMANCE 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.



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



Total area: approx. 97.0 sq. metres (1044.4 sq. feet)  LJT SURVEYING

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 are given in metres and feet. All dimensions are approximate and should not be relied upon. 3D plans do not represent the state of the property.

OFFICES ALSO AT: BODRIMOUTH, FERNDOWN, BOLE & WIMBORNE



