



**164 Ringwood Road, Walkford, Dorset. BH23 5RQ**

**Guide Price £375,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777







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**Guide Price £375,000**

Benefitting from a South West facing rear garden this is a superb opportunity to purchase a two double bedroom detached bungalow situated within walking distance of the local shopping parade, bus stops and public house. Whilst the property is clean and tidy, it is now in need of cosmetic modernisation throughout and makes a fantastic proposition for someone looking to move in and do the property to their own tastes as they go and is offered for sale with no forward chain.





## RECESSED ENTRANCE PORCH

Terracotta tiled floor, ceiling light point, making a lovely seating area under cover for enjoying the garden in all weathers. UPVC part ornate glazed entrance door leads into the:

## SPACIOUS ENTRANCE HALLWAY (17' 1" X 6' 7") OR (5.21M X 2.00M)

Narrowing in part to 1.10m. Access into the roof space via hatch with pull down ladder, ceiling light point, well maintained herringbone wood block flooring, cupboard with shelving and hanging rail, wall mounted double panelled radiator.

## KITCHEN (11' 11" X 7' 5") OR (3.63M X 2.26M)

Widening to 3.03m. Fitted with a range of base and wall mounted cupboard and drawer units with areas of wood effect laminate roll top work surface over. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Space for all utilities. Wall mounted Glow Worm Gas fired boiler. UPVC double glazed window overlooking the rear garden. Ceiling strip light point, power points. Cupboard housing the fusebox with meter adjacent. Wall mounted double panelled radiator. Multi-paned glazed door leads to the:



## REAR LOBBY (11' 9" X 3' 3") OR (3.57M X 0.98M)

Giving access to the rear garden and sited under a poly-carbonate roof.

## LIVING ROOM (15' 11" X 11' 0") OR (4.85M X 3.35M)

A lovely and bright dual aspect room benefitting from the continuation of the herringbone wood flooring with large UPVC double glazed window to the front aspect and a set of double glazed double doors leading out to the rear garden with windows to either side. Focal point open fireplace, ceiling and wall light points, power points, wall mounted double panelled radiator, television point.



## BEDROOM 1 (13' 0" X 14' 0") OR (3.96M X 4.27M)

A lovely and bright dual aspect room with large UPVC double glazed windows to the front and side aspects, built-in bedroom furniture comprising wardrobes with hanging space and shelving and a low level set of chest of drawers with glass display surfaces. Wall mounted double panelled radiator, ceiling light point, power points.

## BEDROOM 2 (11' 0" X 9' 11") OR (3.35M X 3.03M)

Situated to the side of the property and benefitting from a large UPVC double glazed window to the side aspect, wall mounted double panelled radiator, ceiling light point, power points, ample space for fitted or freestanding bedroom furniture.



## BATHROOM (9' 1" X 5' 8") OR (2.77M X 1.73M)

Fitted with a coloured three piece suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment, pedestal wash hand basin and low level flush WC, almost fully tiled walls and tiled floor, two UPVC opaque double glazed windows to rear aspect, ceiling light point.

## OUTSIDE

The rear garden is a super feature of the property facing South West benefitting from a concrete pathway immediately abutting the property leading to a patio style seating area to the side and extending then onto a fair sized area of lawn with mature shrub and plant borders. A gated access in turn leads to the:

## GARAGE & PARKING (15' 9" X 8' 3") OR (4.81M X 2.52M)

Metal up and over door, power and lighting. Window to rear and a pedestrian access onto the rear garden. Parking area for one vehicle in front of the garage accessed from the gravel track to the rear to the side of Amberwood House.



## THE APPROACH

Laid mainly to lawn with deep mature borders with a dwarf brick wall to the front and a wrought iron gate to the side leading to the rear garden.

## AGENTS NOTE

The sale of the property is subject to a Grant of Probate for which the application has been made.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed East along Lymington Road and at the roundabout take the first exit onto Ringwood Road. Continue along until reaching the shops and The Amberwood public house where the property will be found shortly afterwards on the left hand side and signified by our For Sale board.

## PLEASE NOTE

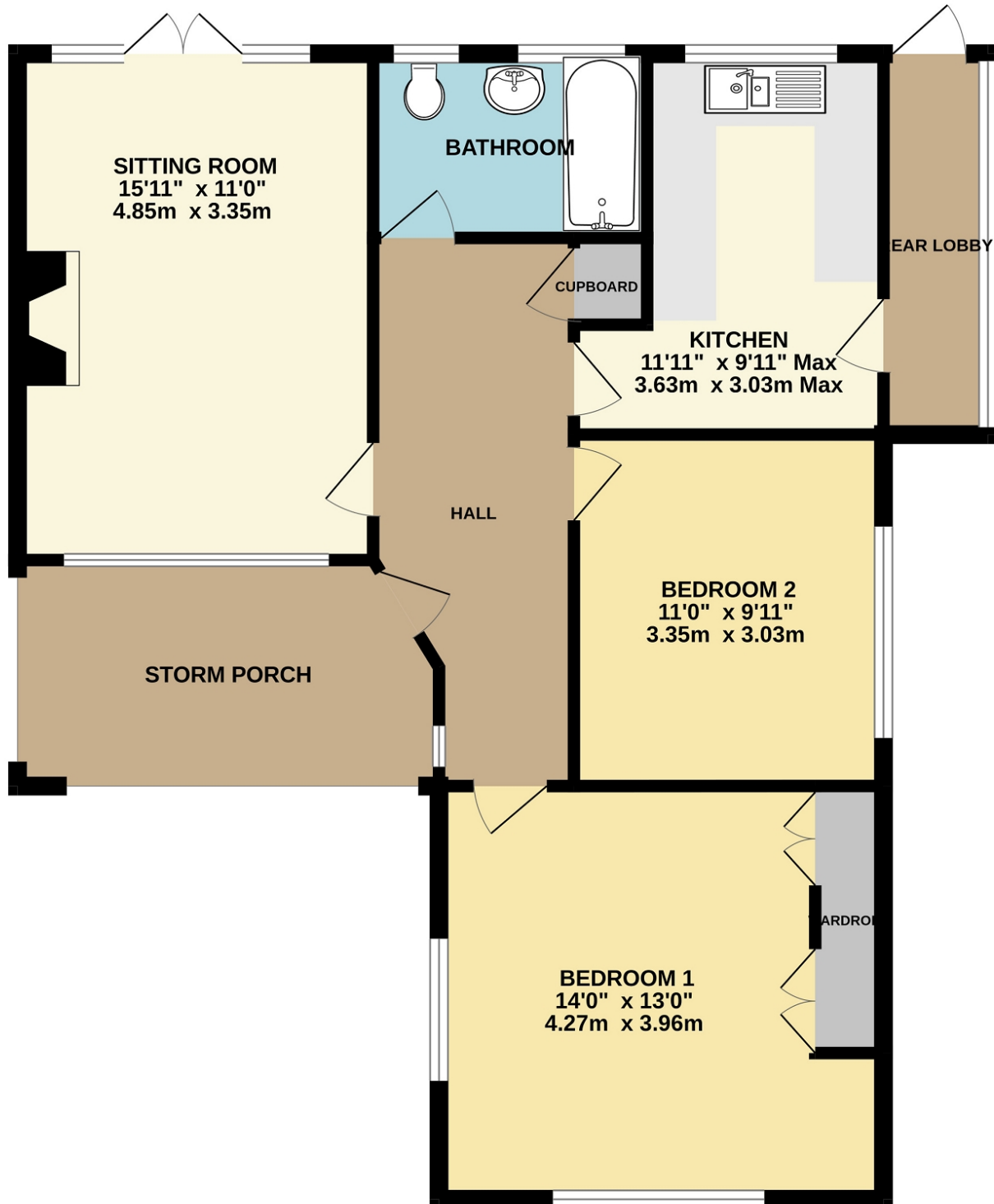
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.



## EPC RATING

The EPC rating for this property is

GROUND FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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