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# Ringwood, Hampshire, BH24 1XP

## FREEHOLD

A three bedroom semi-detached house situated in a popular location within close walking distance to a doctors surgery, local schools, shops, bus stop, popular local pub and Poulner Common. The property benefits from double glazing and recently installed gas heating system.

Upon entering there is a bright and airy entrance hallway with tiled flooring extending through to the kitchen. The living room benefits from a large window overlooking the front garden and a feature electric fireplace, a very well presented room decorated in a neutral pallet. The kitchen is also accessed from the hallway and comprises of a modern range of white gloss units, complimenting worktops, tiling and breakfast bar area. There is ample room to informally dine as well as an area to relax and enjoy an open outlook across the garden, double doors providing access.

The first floor landing provides access to the loft and all three bedrooms, two of which are doubles and a large single. All bedrooms are serviced by a modern family bathroom, with tiled walls, a bath with overhead shower unit, wash hand basin and low level WC.

Externally the front of the property is approached via a driveway with off road parking for 2-3 cars. The front garden is laid to lawn with hedging for privacy and scope to create further off road parking. There is also a single garage located in the driveway. The rear garden is particularly generous and again laid to lawn with patio area from the kitchen and gated access to the garage and driveway.

Viewing is strongly recommended to appreciate the location and space this well presented home has to offer, also offered with no onward chain.

**COUNCIL TAX BAND: C**

**ENERGY PERFORMANCE RATING: C**

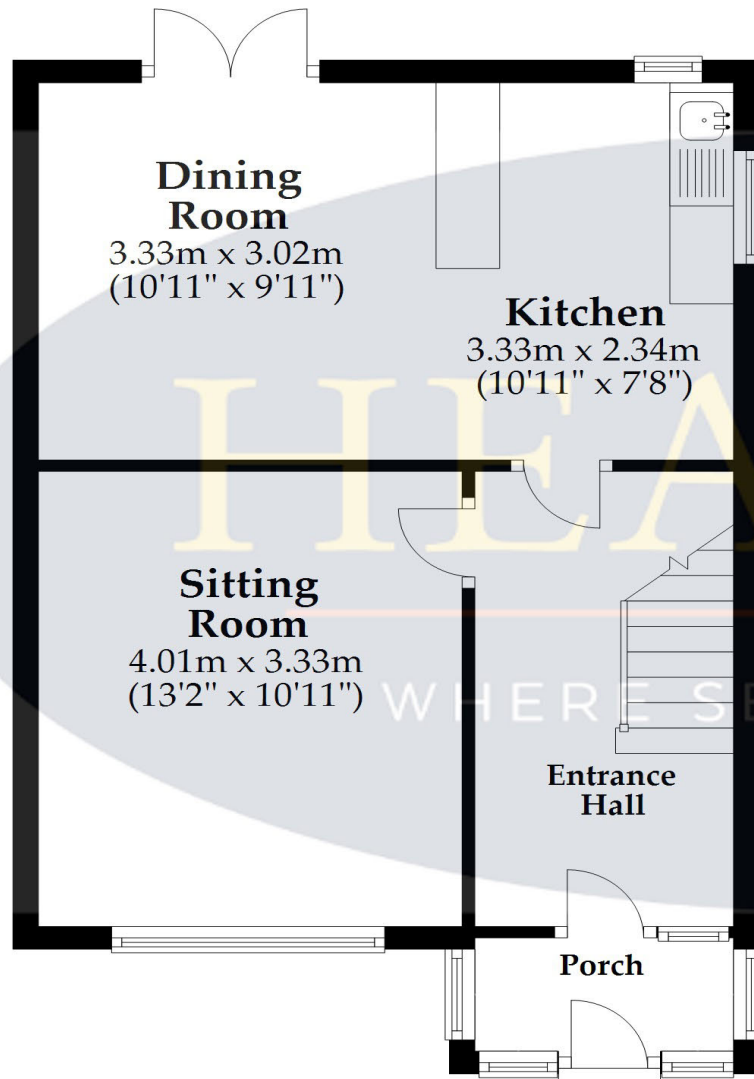
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



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

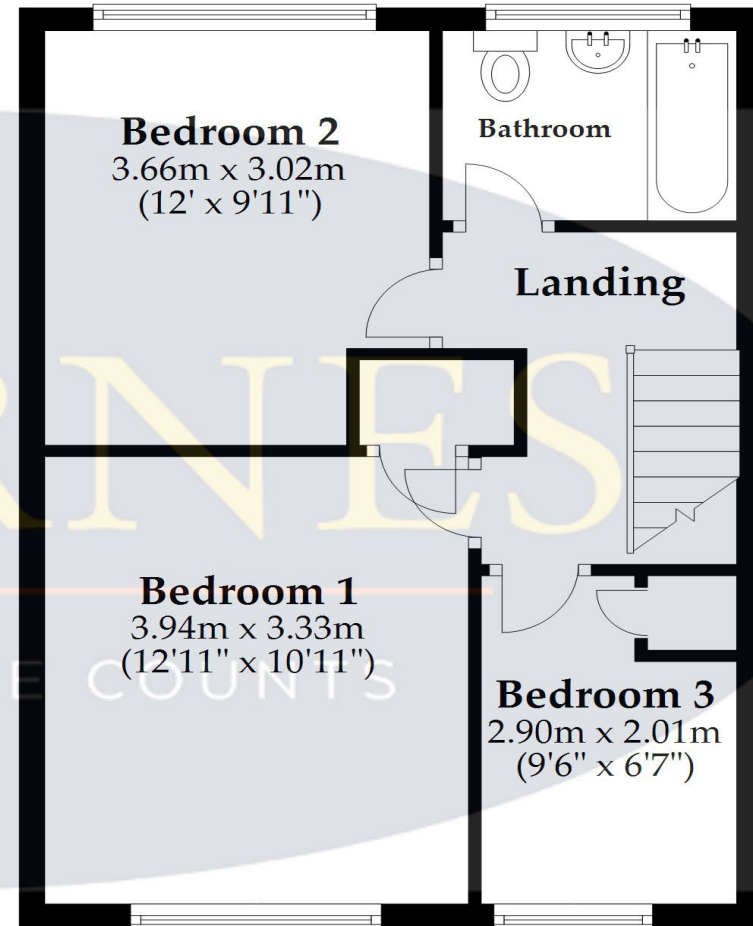
## Ground Floor

Approx. 42.8 sq. metres (461.0 sq. feet)




## First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 84.7 sq. metres (911.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood  LJT SURVEYING

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