



HEARNES

WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 1UT

## FREEHOLD

A spacious three bedroom semi-detached house situated on the outskirts of Ringwood town centre and within walking distance of schools, a popular country thatched pub and Hightown Lakes. The beautiful historic New Forest National Park is right on your door step and the coastal beaches at Christchurch, Bournemouth and Poole are within a short drive. The market town of Ringwood offers excellent shopping and recreational facilities. The commuter is well catered for with nearby access onto the A31 which provides direct links to the larger towns and cities.

The well-proportioned accommodation comprises of an entrance hall with under stairs storage cupboard and a WC to the side. A full length sitting/dining room is of a generous size and has a gas fire place with tiled mantle and surround and double doors opening into the conservatory which is a lovely addition to the property which provides access to and overlooks the rear garden. The fully tiled kitchen offers a wide range of floor and wall mounted units, one and half basin sink unit, space and plumbing for kitchen appliances and single access door opening onto the side.

The first floor landing provides access to the three bedrooms, two of which are good size double and the third a generous single. They all benefit from fitted wardrobes and are serviced by the partially tiled family bathroom.

There is a large loft space which could potentially be converted subject to the necessary consents.

The front of the property is approached via wooden gates opening on to a tarmac driveway which offers ample off road parking and access to the front porch and detached single garage with up and over door, power and lighting. With open wood fencing to the front boundary the garden is mainly laid to lawn with flower and shrub boards. The south facing rear garden is well enclosed and is again mainly laid to lawn with flower and shrub borders.

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

**COUNCIL TAX BAND: C**

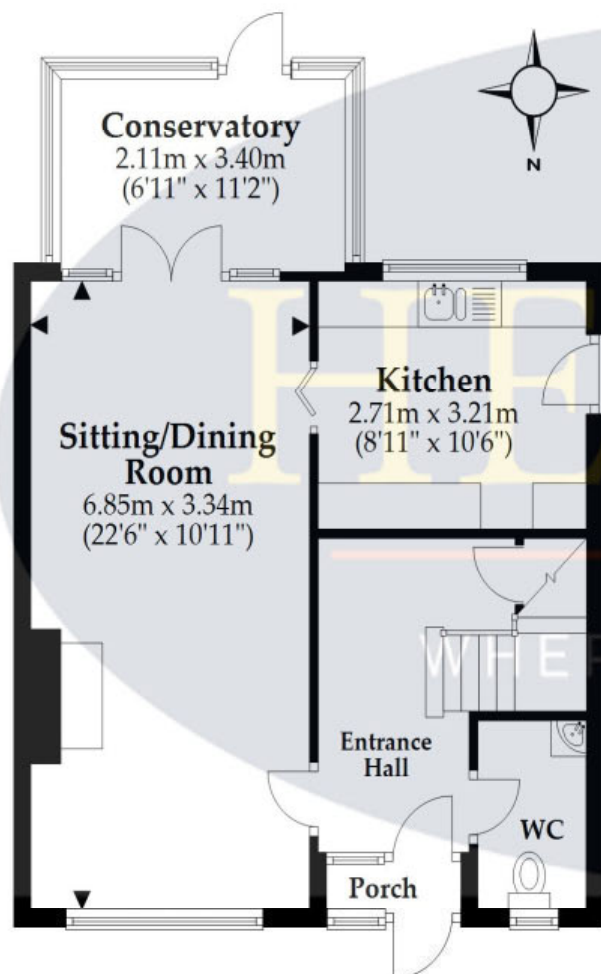
**ENERGY PERFORMANCE RATING: D**

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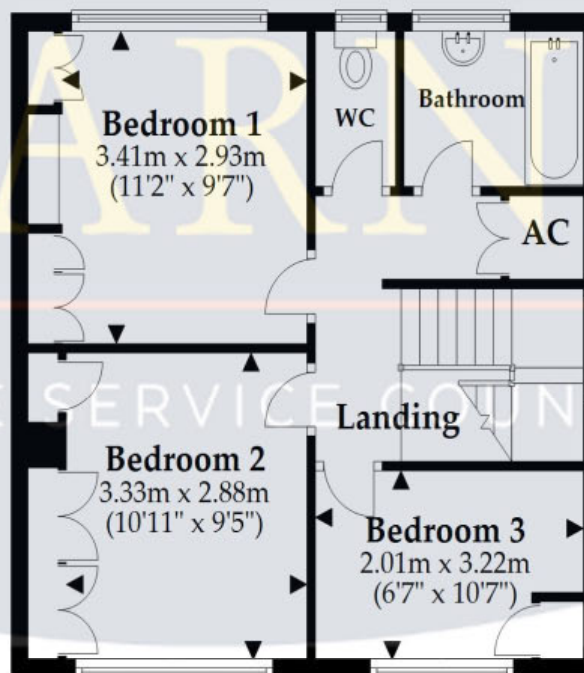
## Ground Floor

Approx. 53.0 sq. metres (571.0 sq. feet)



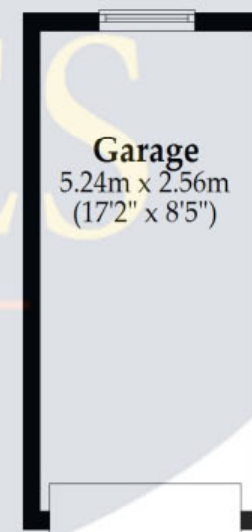
## First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



## Outbuilding

Approx. 13.4 sq. metres (144.4 sq. feet)



Total area: approx. 111.8 sq. metres (1203.8 sq. feet)

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



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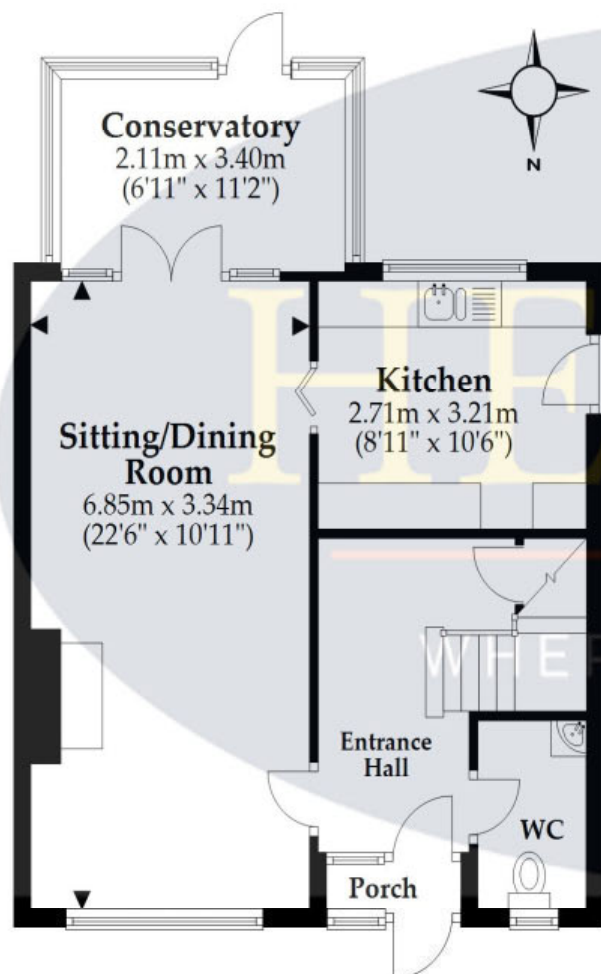
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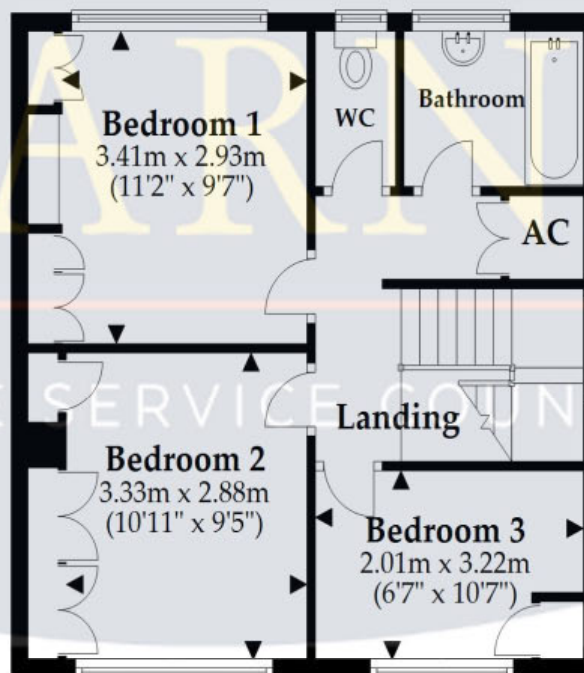
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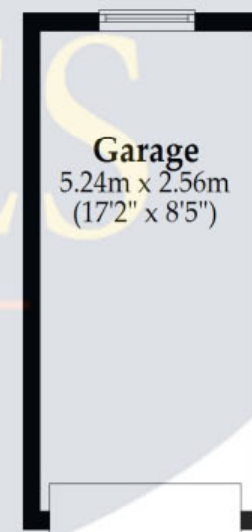
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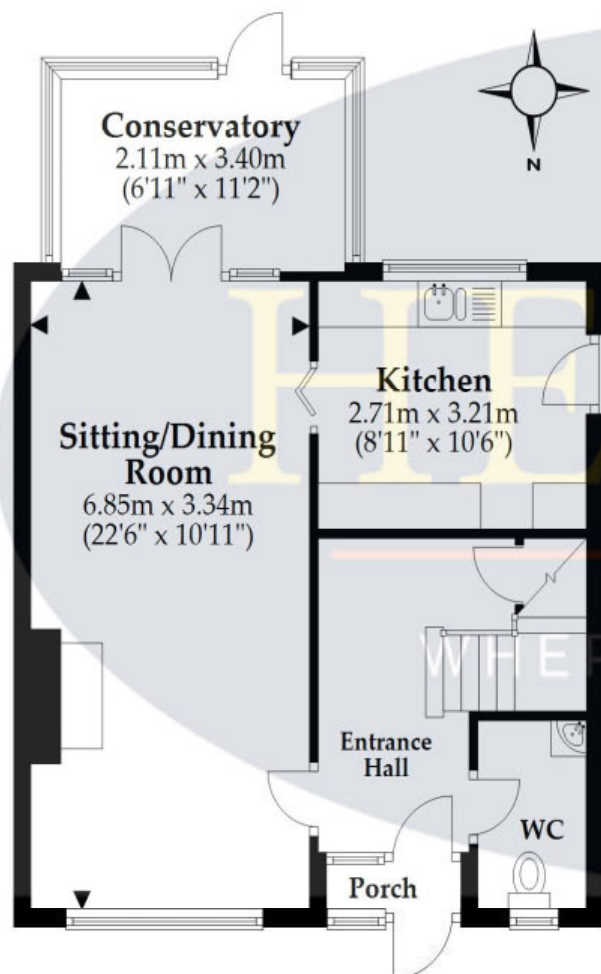
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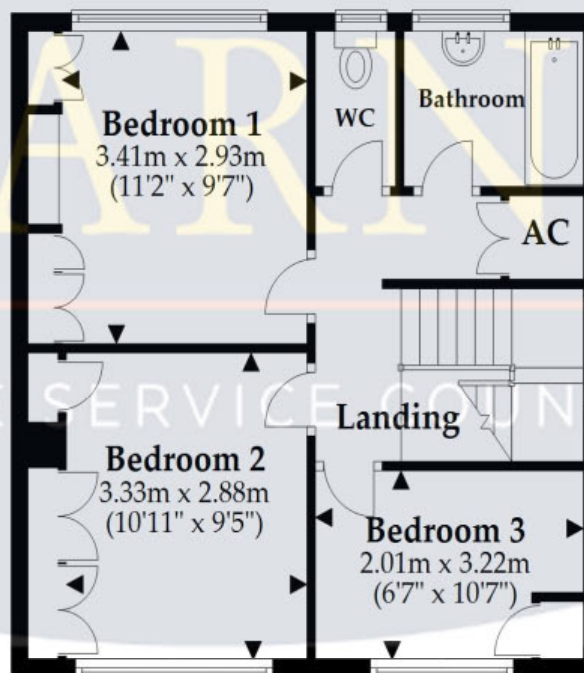
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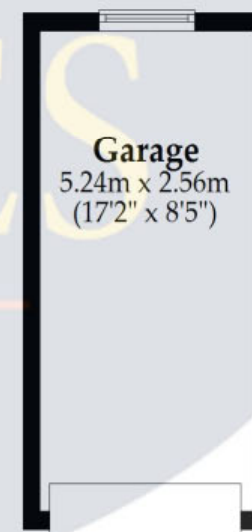
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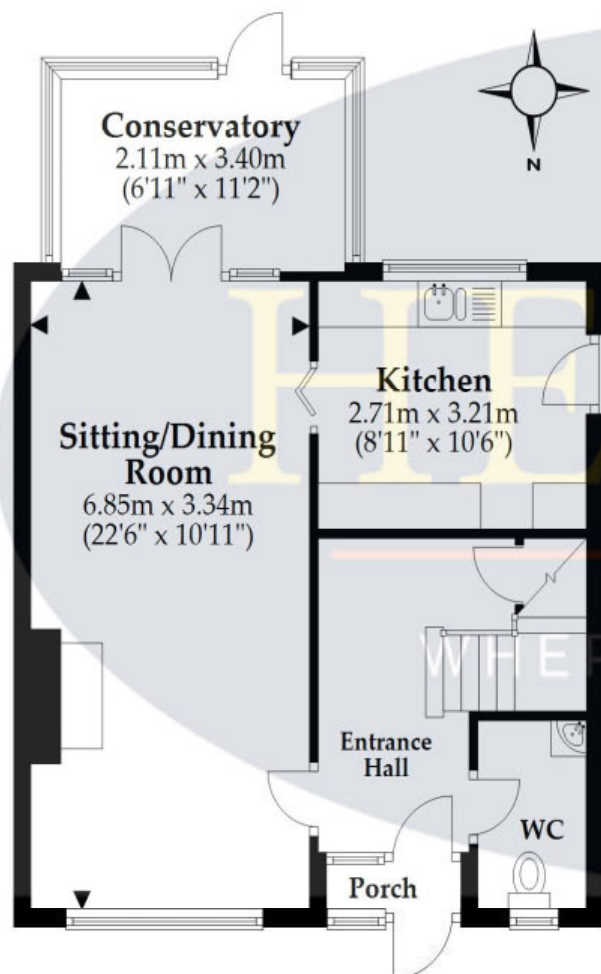
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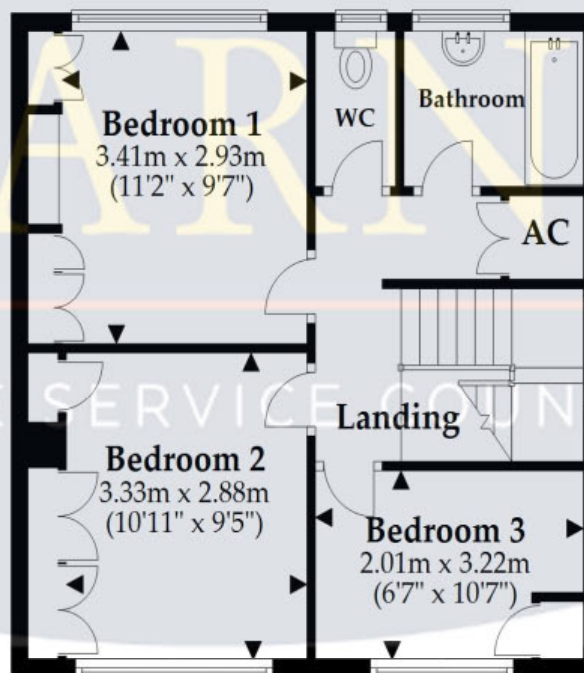
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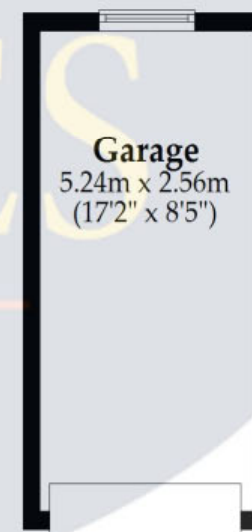
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