

Broadshard Lane
Ringwood, BH24 1RR



MEYERS
MOVING BEYOND EXPECTATIONS



Guide Price: £550,000

Occupying an enviable position within a quiet Cul-De-Sac in one of Ringwood's premium roads is this detached three bedroom bungalow. Offered chain free the property sits centrally on a generously sized plot and features a private enclosed back garden, detached garage, off road parking for multiple vehicles and well-proportioned rooms throughout including a bright and spacious, triple aspect, sitting/dining room. Requiring slight modernisation throughout the property offers potential buyers the opportunity to extend (subject to planning permission) and must be viewed to be appreciated.

 1  3  2  Multiple

- Potential Refurbishment Project in a Premium Location
- Detached Three Bedroom Bungalow
- No Onward Chain
- Detached Garage & Large Garden Room
- Private Back Garden
- Bright and Spacious Sitting/Dining Room
- Enviable Plot in Quiet Cul-De-Sac
- Off Road Parking For Multiple Vehicles



Entrance

Approached via a shingle driveway and ramped concrete path suitable for wheelchair access leading to a UPVC front door. The bright and spacious entrance lobby profits from double aspect windows to the front and side and precedes an open hallway which provides access to all principal rooms.

Sitting/Dining Room

The bright and airy living space benefits from triple aspects including a large south facing UPVC double glazed window to the front. Accessed via the hallway the sitting room features a fireplace focal point and ample space for large sofa suites. A significant archway

leads to the open and expansive dining area which is complete with carpeted flooring and wall hung gas central heating radiator.

Kitchen/Breakfast Room

Located to the back of the property is the spacious kitchen, breakfast room which offers further space for a dining table if required. Featuring a window to the side aspect and two large cupboards, one housing the combi boiler, the breakfast area has an open archway to the kitchen which is complete with oven and electric hob, stainless steel sink and drainage board under a window with garden views and space and plumbing for a washing machine. Also comprising of

Base and eye level cupboard with contrasting wooden counter tops.

Utility & WC

Providing secure access to the rear the utility space enjoys views across the large back garden and can also be accessed via the kitchen. A door from the utility leads to the WC which comprises of a wash hand basin, low level WC, wall mounted towel rail and opaque window.

Bedroom 1

Bedroom one is located at the front of the property and is a well-proportioned space featuring carpeted flooring and ample room for large furniture as required.

Bedroom 2

Profiting from a window overlooking the back garden bedroom two is another double room featuring carpeted flooring.

Bedroom 3

Currently utilised as a home office bedroom three also profits from a double glazed window overlooking the back garden.

Wetroom

The family bathroom has been made into a large wetroom with an electric power shower and curtain, low level WC, tiled walls, GCH radiator, wall mounted wash hand basin and opaque window.

Garage & Garden Room

Attached to the otherwise detached garage on the right of the plot and accessed via a personal door is the garden room, requiring an overhaul this versatile space could be a fantastic home office or hobby room. The garage can be accessed via another door from the garden or an up and over door to the front.

Outside Space

This considerable plot offers ample parking for multiple vehicles and the front is enclosed by a small wall and brick pillars with lighting. The front offers a further lawned area, whilst secure gates to both sides provide

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access to the private back garden. Enclosed by fencing to one side and the back as well as a hedge to the right the garden offers a large patio area suitable for al-fresco dining, lawned area and also profits from an apple tree and potential vegetable patch.

Location

Broadshard Lane is considered by many to be one of Ringwood's most desirable roads and boasts an impressive mix of large family houses and bungalows. Sitting within walking distance of the town centre and within brilliant

School catchments as well as benefiting from other local amenities such as a highly recommended local pub.

The bustling market town of Ringwood features a large number of boutique shops, restaurants and coffee shops as well as a Tesco Express and large Waitrose. Considered by many to be the heart of the New Forest National Park, Ringwood's popularity continuously seems to grow. Situated on the western edge of the New Forest, its superb location means it is perfect for those commuting to London whilst offering residents the

opportunity to live a short distance from the beautiful Bournemouth beach and Jurassic coastline.

Tenure

Freehold

Local Authority

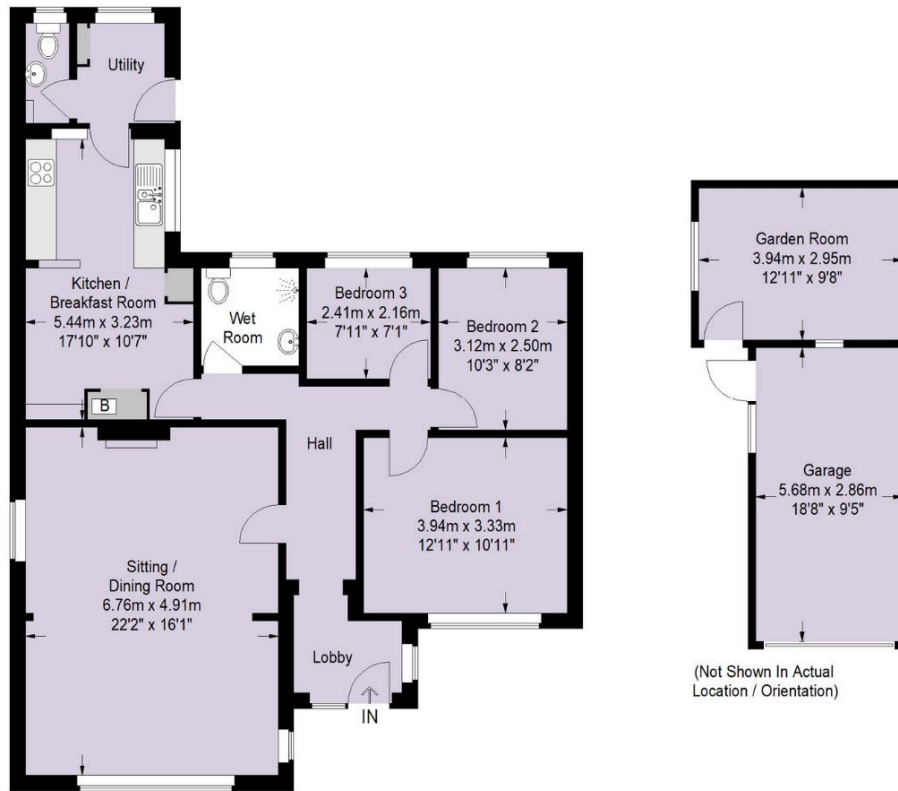
New Forest

Council Tax Band : E

EPC: D

Contact us today for further information and viewing arrangements or visit our social media platforms for more pictures and tours. @meyersstatesringwood





(Not Shown In Actual Location / Orientation)

PARKING: 

BROADSHARD LANE
RINGWOOD
BH24



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APPROXIMATE AREAS	
GROUND FLOOR AREA	1106 SQ FT
FIRST FLOOR AREA	N/A
TOTAL FLOOR AREA	1411 SQ FT
COUNCIL TAX	E
EPC RATING	D
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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