

**Poplar Way,**  
Ringwood, BH24 1UZ





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# Offers In Excess Of: £300,000

This two double bedroom semi-detached bungalow is situated within walking distance to the desirable Ringwood Schools, local convenience stores and bus routes. The property offers two good sized double bedrooms, a large sitting/dining room, modern bathroom, separate kitchen with a utility/boot room at the rear of the property. There is parking for multiple vehicles, a detached garage at the rear of the property and a landscaped low maintenance garden.

 1  2  1  Garage + Multiple

- Bright and Airy Living/Dining Room
- Log Burner Featured in Sitting Room
- Modern Re Fitted Bathroom
- Utility / Boot Room
- Landscaped Rear Garden
- Separate Garage
- Off Road Parking for Multiple Cars
- Walking Distance of Ringwood Schools

## Entrance Hallway

Entered via a porch. The hallway provides access to both bedrooms, bathroom, kitchen/living room. The floors have been fitted with a wood effect laminate which can also be found in the bedrooms and sitting room. Double doors open into a store cupboard and there is a loft hatch with a pull down ladder accessing a partially boarded loft space.

## Sitting/Dining Room

The sitting room enjoys a front aspect via a large picture window. A log burner provides a lovely focal point to the room and has an Oak mantle above and slate tiled hearth below. There is ample space for a sofa suite

and table and chairs as required.

## Kitchen

The kitchen features a range of floor and wall base units with a contrasting work surface and an inset sink and mixer tap with a window above overlooking the private rear garden. There is ample space for a freestanding appliances and an as well as a door leading into the utility/boot room. The kitchen presents an opportunity for someone to re fit and modernise to their style and taste.

## Utility/Boot Room

The utility/boot/store room is a great additional space which houses the washing

machine, tumble dryer and a freestanding fridge freezer. There is also built in storage for shoes and space/hooks for coats. A personal door the leads out to the rear garden.

## Bedroom 1

The principle bedroom is a large double bedroom which enjoys views of the rear of the property. There is space for a king-size bed and built-in wardrobes. The laminate flooring continues from the hallway into the bedroom and there is aerial for a wall mounted T.V.

## Bedroom 2

Bedroom two is good size double enjoying a front facing aspect. This room

features ample space for freestanding furniture and laminate flooring.

## Bathroom

The bathroom has been refitted with a low-level WC, a wash hand basin with matte black mixer taps and vanity unit below, upstand tiled splashback's and window sill to match. There is a panelled bath with matching matte black mixer taps and a rainfall shower head over with a separate shower attachment and a bi-folding bath screen. The bath is enclosed with tiles and the walls are also partially tiled with the flooring laid with a concrete effect vinyl. Complete with a wall mounted towel rail.

## Outside Space and Garage

The front driveway has been landscaped with gravel and block edge, enclosed by walls and offering ample parking. Panel fencing and a double wooden picket gate leads to a pathway and front door which is located to the left side of the bungalow. The rear garden has been landscaped with a slate grey patio and is predominantly fitted with Astroturf, with a flowerbed border. The garage has power and lighting with an up and over door and is clad with a timber façade. There is space to the rear of the garage for a wood store.

**Patrick Hester**

07581253269

patrick.h@meyersstates.com

**Dan Godwin**

07921630833

dan.g@meyersstates.com

## Location

This conveniently positioned two bedroom semi-detached bungalow is situated within walking distance to Ringwood Schools, local amenities and bus routes. Ringwood itself is a short distance away and offers a great range of educational, recreational and retail facilities with the area offering easy access to commuter routes. There are mainline train stations and international airports located nearby at Bournemouth and Southampton and Ringwood also features a coach station including National Express Transport services travelling

regularly to London and its airports. The golden sands of Bournemouth beach and the New Forest National Park are also within easy reach.

**TENURE – FREEHOLD**

**COUNCIL TAX BAND – B**

**EPC RATING - E**

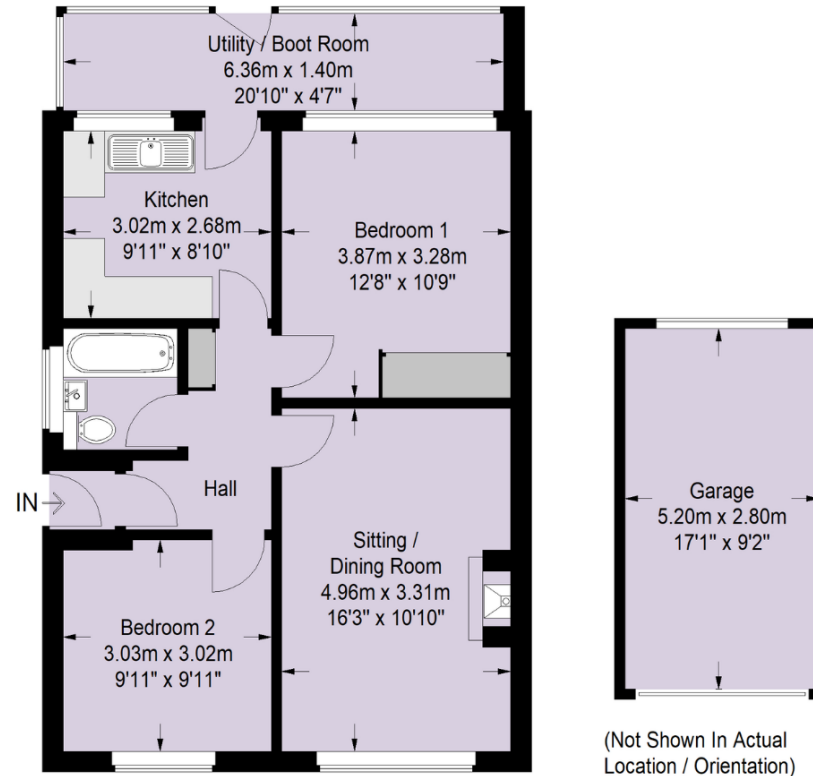
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		64   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		





PARKING:

**POPLAR WAY  
RINGWOOD  
BH24**

APPROXIMATE AREAS	
GROUND FLOOR AREA	896 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	896 SQ FT
COUNCIL TAX	B
EPC RATING	E
APPROXIMATE UTILITY COSTS	

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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.

**01425 561227**  
**Ringwood@meyersstates.com**  
**www.meyersstates.com**

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