

**Jubilee Close,**  
Ringwood, BH24 1XU



**MEYERS**  
MOVING BEYOND EXPECTATIONS







# Offers In Excess Of: £350,000

A well-presented three bedroom family home which is situated in small family friendly development within Poulner, close to schools and local amenities. The spacious accommodation comprises a sitting/dining room, separate kitchen and cloakroom on the ground floor with three double bedrooms and a family bathroom on the first floor and low maintenance front and rear gardens, outbuildings and off road parking. This property could make an ideal first time purchase or perhaps a young family moving into the area to benefit from the highly regarded schools and to enjoy the nearby New Forest.

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- Three Double Bedroom Family Home
- Dual Aspect Sitting/Dining Room
- Separate Kitchen
- Well Maintained Throughout
- Privately Owen Solar P.V
- Low Maintenance Rear Garden
- Poulner Junior and Infant School Catchment
- No Chain -Vacant Possession

## **Entrance Hallway**

A part glazed front door provides access into the porch where there is space for coats and shoes and store cupboard which houses the gas meter. An internal door then leads into the welcoming entrance hallway which provides access to the ground floor cloakroom, sitting/dining room and kitchen. The stairs rise to the first floor landing from there and there are two large storage cupboards and space under the stairs for coats.

## **Ground Floor Cloakroom**

The ground floor cloakroom comprises a low-level W.C, corner wash hand basin with mixer tap over and is enclosed with part tiled walls and tiled flooring.

## **Sitting/Dining Room**

Accessed from the hallway via a part glazed internal door. The dual aspect sitting/dining room has a pleasant aspect through the picture window to the front elevation and down the rear garden via the UPVC French doors. The sitting room has ample space for sofa suites and freestanding furniture with the dining area having space for a 4 to 6 seater dining table and chairs.

## **Kitchen**

A partially glazed door from the hallway leads into the separate kitchen which is located to the rear of the property with views and access to the rear garden. The shaker style kitchen is fitted with a comprehensive range of floor and wall units with a contrasting wood affect

worksurface which is fitted with a stainless steel sink unit with mixer tap, enclosed with tiled splashback's, Neff four ring gas hob and extractor over and an undercounter oven. Integral appliances include a fridge/freezer and Bosch microwave over and there is space and plumbing for a washing machine. The kitchen provides ample storage and has been fitted with a corner carousel unit and larder style cupboard and also features a wall mounted towel rail.

## **First Floor Landing**

Stairs from the hallway lead to the first floor landing which provides access to all three bedrooms, bathroom and airing cupboard which houses the Viessman boiler and hot water tank and is shelved for linen. A ceiling hatch with a pull down sectional ladder provides access

to the loft space which is partly boarded and has lighting within.

## **Bedroom 1**

The spacious primary bedroom is located to the rear of the property with views over the garden. There is ample space for a kings size bed and freestanding furniture.

## **Bedroom 2**

Located to the front elevation, another generous size double bedroom with space for king-size bed and freestanding furniture.

## **Bedroom 3**

A small double bedroom or large single with an aspect to the front and benefits from a built-in cupboards with shelving and a rail.

## **Family Bathroom**

The family bathroom is fully tiled and comprises a panelled bath with mixer taps with a rainfall showerhead over and mixer valves, ceramic wash and basin with mixer tap and storage vanity unit below, low-level WC and towel rail with an opaque opening window to the rear elevation.

## **Outbuildings**

A brick built garage/store is accessed from a single door from the garden with a brick built shed to the side. An ideal space which could be converted into a work from home office or studio if required or ideal secure lock up for bikes, tools, and outdoor equipment.

## Externally

The front of the property is mainly laid to lawn with a pathway leading to the front door and porch, enclosed with shrub borders.

The rear of the property is low maintenance and has been laid to patio with a concrete plinth in front for the double gates which provides off-road parking, enclosed with close board fencing. There is additional parking in front of the gates and outbuilding.

The property benefits from privately owned P.V (photovoltaic Solar panels).

## Location

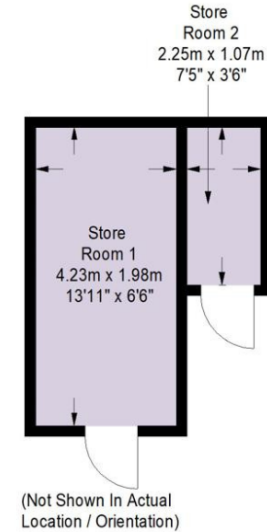
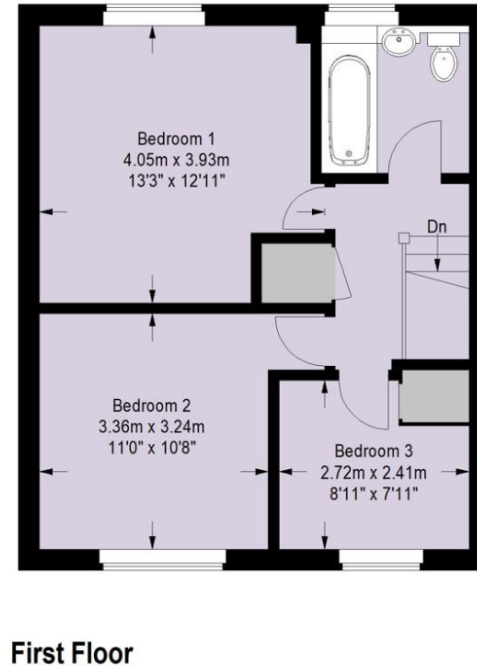
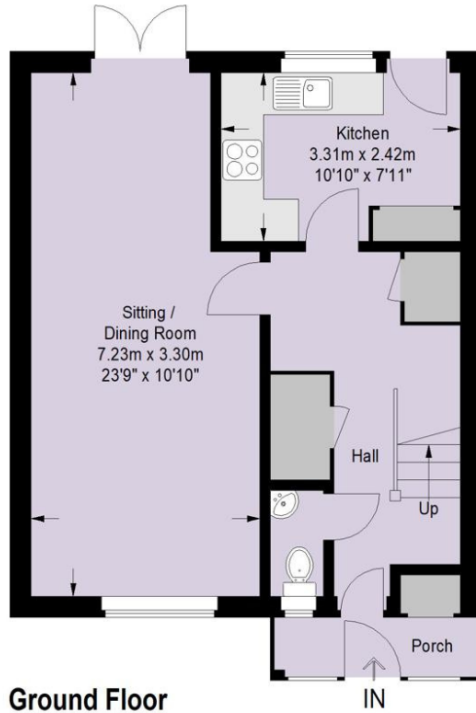
Jubilee Close is great family location in the Poulner district of the town, which is within 2 miles of Ringwood high street and perfectly positioned to take advantage of the popular Ringwood Academy School and the local primary and junior school in North Poulner Road. Ringwood is a beautiful bustling market town with an ever growing, affluent property market and is considered by many to be the heart of the New Forest National Park. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase, thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and coastline.

**Council** – New Forest District  
**COUNCIL TAX BAND** – C  
**EPC** - C





Approximate Gross Internal Area  
 Ground Floor = 49.2 sq m / 529 sq ft  
 First Floor = 45.4 sq m / 489 sq ft  
 Outbuilding = 11.2 sq m / 120 sq ft  
 Total = 105.8 sq m / 1138 sq ft



JUBILEE CLOSE  
 RINGWOOD  
 BH24

PARKING: 



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APPROXIMATE AREAS	
GROUND FLOOR AREA	529 SQ FT
FIRST FLOOR AREA	489 SQ FT
TOTAL FLOOR AREA	1138 SQ FT
COUNCIL TAX	C
EPC RATING	C
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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