

EASTFIELD LANE

Ringwood | BH24 1UP





Offers In Excess Of : £330,000

This well presented three bedroom property is conveniently located in the popular town of Ringwood. Ideal for first time buyers or investors alike this bright home offers three bedrooms, large living room and separate dining room, bathroom, kitchen, driveway parking and a fantastic back garden. With space for further extensions subject to planning permission this charming home is a must view, contact us today on 01425 561227 to book an appointment!

 2  3  1  Driveway Parking Space

- Three Bedroom Terraced House
- Off Road Parking
- Fantastic Back Garden with large Patio and Shed Storage
- Living Room with Feature Bay Window
- Separate Dining Room
- Ground Floor Family Bathroom
- Combi Boiler
- Within Good School Catchments

Entrance

Approached via a concrete driveway with parking for one car is the wooden front door covered by an external storm porch. Providing access to an entrance hallway which houses a carpeted staircase and door to the living room.

Sitting Room

Benefiting from a front aspect double glazed feature bay window the bright and spacious sitting room is complete with wood effect flooring enjoys the use of a gas fire place with stone hearth and surround.

Dining Room

Accessed via a door from the living space, the dining room features an open

archway to the kitchen and has ample room for large dining furniture as required. The dining area is also open to an internal hall which houses the understair storage cupboard.

Kitchen

An extension to the original build the bright kitchen benefits from a vaulted ceiling with Velux window and enjoys views across the impressive back garden. Complete with a UPVC door to the patio the kitchen comprises of tiled flooring and splashbacks, base and eye level units and contrasting work surface, space and plumbing for freestanding appliances and a stainless steel sink with drainage board.

Family Bathroom

Accessed via the internal hallway area next to the dining room is the ground floor shower room. Fully tiled with a walk in shower, wall mounted mirror, wash hand basin with vanity storage unit, low level WC and a chrome towel rail.

Landing & Loft

Accessed via a carpeted staircase is the first floor landing, providing additional storage above the stairs as well as access to the three bedrooms and loft. The fully boarded loft is a large space with lighting currently offering further storage and housing the combi boiler. Furthermore the loft offers a space suitable for conversion to an extra bedroom (STPP).

Bedroom 1

Comprising of two built in wardrobes the spacious principle bedroom benefits from a large double glazed bay window to the front aspect.

Bedroom 2

Accessed via the landing and enjoying far reaching views across the back garden, bedroom two has ample room for a double bed and free standing furniture as required.

Bedroom 3

Also located to the back of the home and enjoying elevated views of the back garden this carpeted bedroom is fitted with built in storage and gas central heating

Garden

The spacious garden is a real feature of this character home and benefits from a large lawn area as well as a patio occupying the space immediately accessed via the kitchen, perfectly suited for al fresco dining. The garden is enclosed via board fencing to one side and a wire fence to the other and also features two large sheds which offer fantastic external storage. One shed is currently utilised as a utility.

*This mid terrace home as right of way across the neighbouring property via a gate

Tenure: Freehold

Council Tax Band: C

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MEYERS
MOVING BEYOND EXPECTATIONS

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Location

Situated within walking distance of Ringwood high street the property is perfectly positioned to take advantage of the popular Ringwood Academy School and the local Poulner Infant and Junior schools. Ringwood is a 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, 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 also means it is perfect for those commuting to London or wanting a day at the nearby south coast beaches.

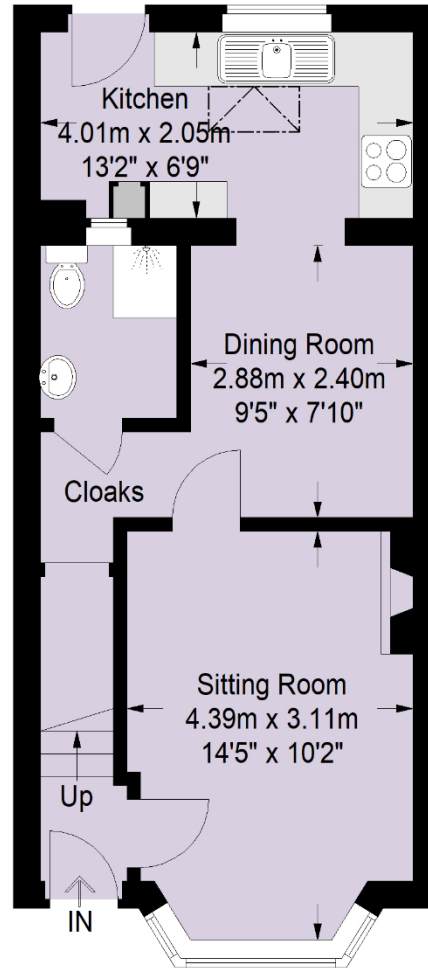
Local Authority: New Forest

EPC Rating: TBC

For Further information and
Viewing Arrangements contact
Us today on 01425 561227

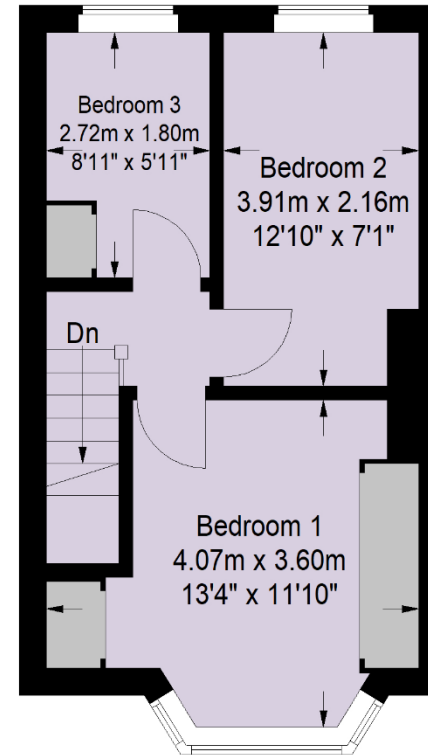
Score	Energy rating	Current	Potential
92+	A		
81-91	B		63 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor

Approximate Gross Internal Area
 Ground Floor = 39.9 sq m / 429 sq ft
 First Floor = 30.0 sq m / 323 sq ft
 Total = 69.9 sq m / 752 sq ft



First Floor