

THE CEDARS

Ringwood | BH24 1HT



MEYERS
MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £250,000

An immaculately presented two double bedroom terraced property found within the extremely popular Cedars. Once a former Victorian Manor House believed to date back to the 1800's and converted in 2007 from a Veterinary Practice this characterful development conveniently sits in the Poulner district of Ringwood. Enjoying private access from a back courtyard the property has been tastefully refurbished and comprises of two bedrooms, a spacious kitchen/breakfast room, living room, bathroom and an allocated parking space

 1  2  1  Allocated Parking Space

- Two Bedroom Terraced House
- Allocated Parking Space
- Character Conversion completed in 2007
- Contemporary Kitchen/Breakfast Room
- Double Aspect Bedroom
- Modern Bathroom
- Combi Boiler
- Within Good School Catchments

Entrance

Approached via a pathway found to the left hand side of the development is a courtyard area which precedes the private composite front door.

Sitting Room

This charming front room benefits from a gas central heating radiator, modern décor and carpeted flooring. With ample room for sofa suites the living space features a double glazed window overlooking the courtyard and provides access to the kitchen.

Kitchen / Breakfast Room

Modernised by the current owners this contemporary space comprises of Herringbone wood effect Karndean flooring, white base and eye level units, light worktop and tiled splashbacks. Complete with a slimline dishwasher, fridge freezer, four ring gas hob and oven double sink and drainage board under a double glazed window. Further profiting from for a breakfast table and chairs and also housing the combi boiler in a corner cupboard.

Landing

Accessed via a carpeted staircase the bright and spacious landing provides access to both bedrooms and family bathroom whilst benefiting from a large window.

Bedroom 1

This spacious double room is flooded with natural light via double aspect windows to both sides. With ample room for large bedroom furniture this characterful space features a picture rail whilst alcoves either side of the chimney breast provide suitable areas for freestanding wardrobes or drawers.

Bedroom 2

Accessed via the landing and also enjoying a bright aspect this versatile room could be utilised as bedroom or home office. Also providing access to a small loft storage area via a ceiling hatch.

Bathroom

Another contemporary space carefully modernised by the homeowners. Featuring subway style tiling, a panelled bath, shower and folding glass shower screen, low level WC and wash hand basin. Complete with an opaque window to front aspect.

Externally

This attractive building is beautifully well maintained and includes external communal access to the side. The courtyard found to the front of the property is ideal for al-fresco dining or seating and there is one allocated parking space.

Important Info

Tenure: Leasehold

Remaining Lease: 232 Years

Annual Service Charge: £1200

Annual Ground Rent: £150

Pets Permitted under license

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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: C

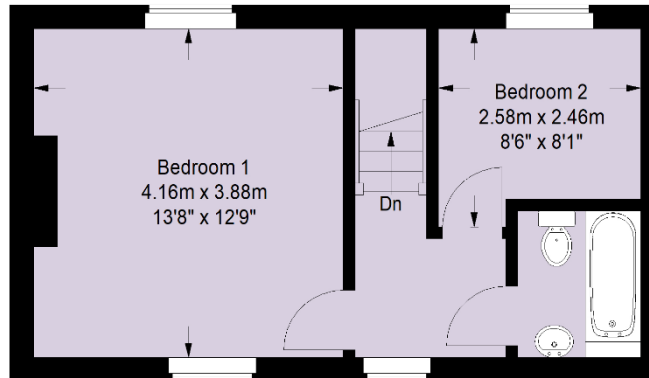
Council Tax Band: B

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

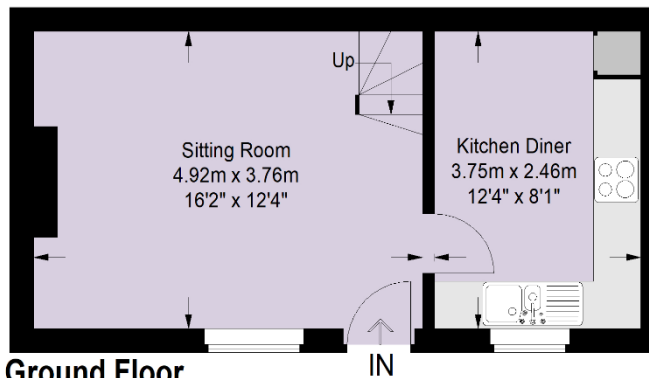
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
Ground Floor = 28.9 sq m / 311 sq ft
First Floor = 31.7 sq m / 341 sq ft
Total = 60.6 sq m / 652 sq ft



First Floor



Ground Floor