

**Ash Grove,**  
Ringwood, BH24 1XT







# Offers Over: £300,000

A fantastic opportunity for someone to put their own mark on this well-proportioned, three bedroom, end terrace home. An ideal home for a first time purchaser or someone making a move down market. This property is offered to the market for the first time in over 50 years and offers flexible living space with a rear and front garden, the front could provide off road parking for two vehicles. Situated in a family location and within a short walk to the sought after Ringwood schools and town centre. Offered with no chain.



- Three Bedroom End Terrace
- Sitting/Dining Room
- Separate Kitchen
- Conservatory/Utility Room
- Ground Floor Cloakroom
- Recently Fitted Vaillant Boiler
- Potential for Off Road Parking at the Front
- P.V Solar Panels
- Ringwood Infant, Junior Catchment and Academy School

## **Entrance Porch and Hallway**

A UPVC front door provide access into the enclosed porch which is finished with a tiled floor with a second UPVC glazed door, with side panelled windows, providing access into the hallway. The spacious hallway provides access to the sitting/dining room, kitchen and ground floor cloakroom and the stairs rise to the first floor landing from here. There is an understairs storage cupboard and airing cupboard which could be utilised for coats.

## **Ground floor W.C**

The ground floor cloakroom comprises a low-level WC, wall mounted wash hand basin and traditional taps with a tile splashback and an opaque window.

## **Sitting/Dining Room**

A partially glazed internal door from the hallway leads into the sitting room which has an elevation and aspect over the front garden and features a centralised electric fireplace with stone hearth and mantle over. An open archway leads into the dining room which has a window through to the conservatory, another internal door leads into the kitchen.

## **Kitchen**

Accessed from the hallway or the dining room the kitchen has a range a floor wall mounted units with a contrasting worksurface which is fitted with a stainless steel sink unit with drainer and mixer tap, enclosed with a tile splashback. Appliances include a four ring gas hob and extractor over with mid-height oven and grill. There

is space and plumbing for a washing machine and an undercounter fridge/freezer. A built in cupboard provides additional storage space and houses the electric and solar meters. A UPVC personnel door leads into the conservatory/utility space.

## **Conservatory/Utility**

The conservatory provides a great additional space for seating and a utility room. The wrap around windows and doors have an elevation over the rear garden with access via a personnel door. A range of floor units and worksurface provides additional storage space and has been finished with wood effect flooring.

## **First Floor Landing**

The bright and airy provides access to all three bedrooms

and the bathroom and benefits from two built in cupboards, one housing the boiler and another the water tank. A ceiling hatch provides access to the loft space.

## **Bedroom 1**

The primary bedroom has an aspect over the front elevation and features a range of fitted wardrobes, bedside tables and dressing table. There is ample room for king-size bed and freestanding furniture.

## **Bedroom 2**

Another spacious double bedroom with an aspect over the garden and also benefiting from a bank of fitted wardrobes with shelving and rails within.

## **Bedroom 3**

A large single bedroom with an



aspect to the front elevation.

**Bathroom**

The bathroom comprises a low level WC, wash hand basin, panelled bath with shower over which is enclosed with tiled walls and has an opaque opening window to the rear elevation.

**Externally**

The front garden is enclosed with a picket fence and gate with a path leading to the front door with slate and shrub beds to one side of the path and a lawned area to the other.

The rear garden is enclosed with a brick wall and panelled fencing with raised bed borders and a patio. A brick built shed with sliding doors,

providing further storage.

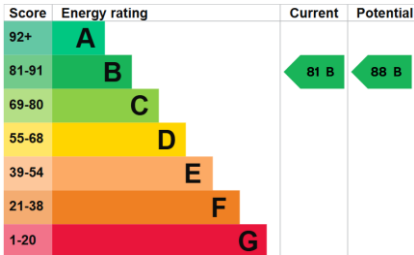
**Location**

A well-positioned three bedroom house, situated in a quiet location and within easy walking distance to town centre and the sought after local schools. Ringwood itself 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 at Bournemouth and Southampton and Ringwood also offers a major coach and bus station with the National Express coaches travelling regularly to London and its airports The golden sands of Bournemouth beaches and the New Forest

National Park are also within easy reach.

**Additional Note**

The property is being with Grant of Probate.

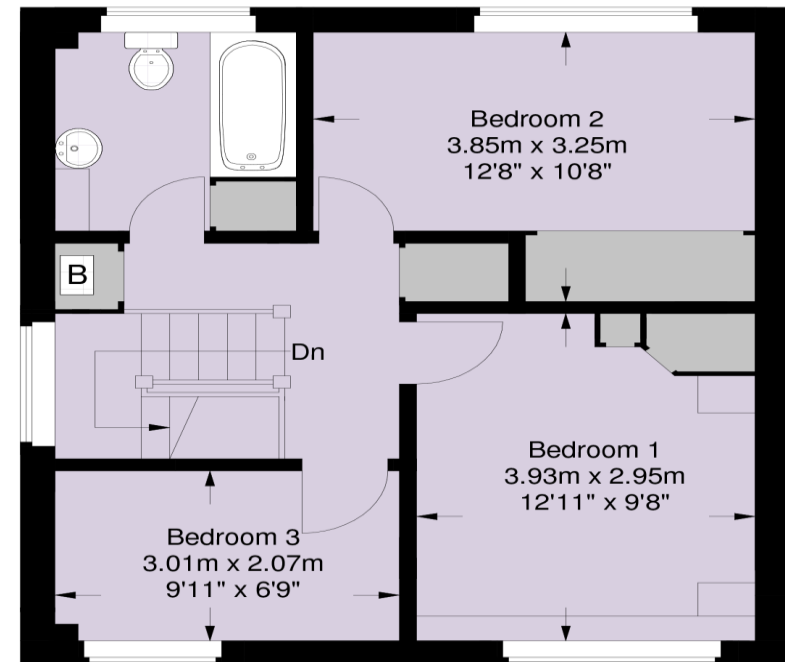


**TENURE – FREEHOLD**  
**COUNCIL TAX BAND – C**  
**EPC – B**





Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 56.8 sq m / 611 sq ft  
 First Floor = 44.8 sq m / 482 sq ft  
 Garden Room = 4 sq m / 43 sq ft  
 Total = 105.6 sq m / 1136 sq ft



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Disclaimer: We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Meyers.

