



## 20 Manor Road, Ringwood, BH24 1RA

£449,950

- Deceptively Spacious Home
- Large Kitchen / Breakfast Room
- Double Glazing
- Off Road Parking
- Three Bedrooms and Loft Room
- Well Presented Throughout
- Large Rear Garden
- Two Reception Rooms
- Gas Central Heating
- Spacious Chalet / Workshop

# 20 Manor Road, Ringwood BH24 1RA

A deceptively spacious three bedroom semi detached house set over three floors that has undergone extensive refurbishment by the current owner . With two large reception rooms and further open plan kitchen /dayroom with doors out to rear garden, the property offers contemporary open plan living. It also has the benefit of a large loft room ideal as a further double bedroom / study / office. Set in a good size plot with a large rear garden with workshop and parking to the front. Located in a sought after road, close to Ringwood town centre and with the popular Ringwood School just a short distance away.



Council Tax Band:



## Property Details

### Area

Ringwood, an historical Market Town situated on the edge of the New Forest. Character buildings throughout the town with boutiques, modern shops, pubs, restaurants and cafes make the ideal destination for shopping, relaxing or a night out. With the New Forest on the door step there is lots to explore whether on foot, bicycle or pony trekking. Excellent transport links to Poole, Bournemouth, Southampton and beyond.

### Description

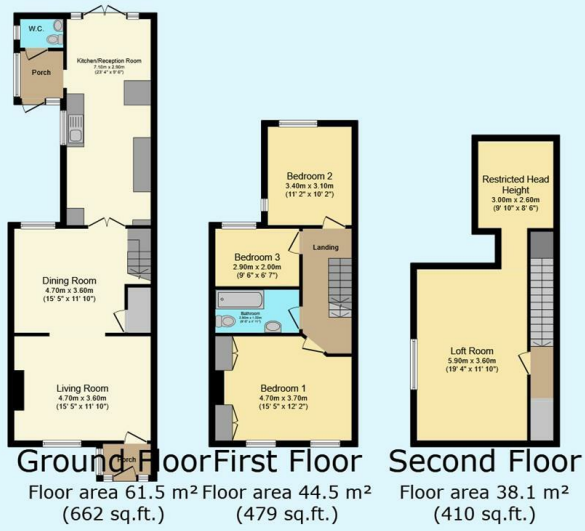
Accommodation Comprises, Enclosed Entrance Porch, space for coats etc, door to Lounge, window to front, character inset into chimney breast, square archway to Dining Area, window to rear, understairs storage, double doors to Kitchen / Dayroom, Kitchen area with range of work surfaces with ample with breakfast bar, storage cupboards, inset gas range, integrated dishwasher and space for further appliances. Dayroom, located at the rear with double opening glazed doors to rear garden and decking. Access

from Kitchen Area to Rear Porch, door to rear, access to Cloakroom, low level w.c, wash handbasin, part tiled. Stairs off the lounge to First Floor Landing. Main Bedroom, windows to front, built in cupboards/wardrobe, Bedroom Two, double room, window to rear, Bedroom three, small double, window to side, Bathroom, recently refurbished, paneled bath with shower over, low level w.c, wash hand basin, part tiled, part paneled. Stairs from landing to second floor. Loft room, good size double with further eved area for storage/play area. Outside, large rear garden, good sized decking area adjoins the property, ideal for alfresco dining, main garden mainly laid to lawn, with various mature borders, decked pathway to the rear of the garden, with large 6m x 5m work shop. Front provides ample offroad parking.

### Tenure

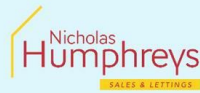
Freehold





TOTAL: 144.1 m<sup>2</sup> (1,551 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.  
 Call 01202 88 90 88 to make an appointment.