

EDWARDS
ESTATE AGENTS



WOOLSBIDGE ROAD
RINGWOOD BH24 2LS



£2,200 PER MONTH

- DETACHED CHALET BUNGALOW
- 3 DOUBLE BEDROOMS
- WELL PROPORTIONED SITTING ROOM
- STYLISHLY APPOINTED KITCHEN/DINER
- BATHROOM & ENSUITE
- MASTER SUITE WITH WALK-IN WARDROBE
- AMPLE PARKING TO THE FRONT
- SOUTH WESTERLY REAR GARDEN

This three double bedroom detached chalet bungalow is beautifully presented throughout, offering well proportioned and light accommodation. The welcoming entrance hallway gives access to all ground floor rooms as well as useful storage cupboards. French doors give access to the good size sitting room which has a feature bay window overlooking the front of the property and further French doors leading through to the stylishly appointed kitchen/dining room. The kitchen is fitted to a high specification including quartz worktops and ample floorspace for a dining table and chairs. French doors give access to the south westerly facing garden.

Both bedrooms on the ground floor have built-in wardrobes and are served by a modern part tiled bathroom which is fitted with a bath with shower over, vanity wash basin and WC. Bedroom two has French doors opening to the garden.

The master suite occupies the first floor and includes a spacious bedroom with adjoining modern ensuite shower room and walk-in wardrobe with additional eaves storage.



Outside, with driveway access to this tucked away location, there is ample block paved parking to the front of the property and the rear south westerly facing garden is laid mainly to lawn with established hedging and privacy fencing to all boundaries providing a good degree of privacy.

Additional Information

Energy Performance Rating: B

Council Tax Band: E

Rights and Easements: There is a turning space in front of 43a which 43b can use to turn

Parking: Private driveway

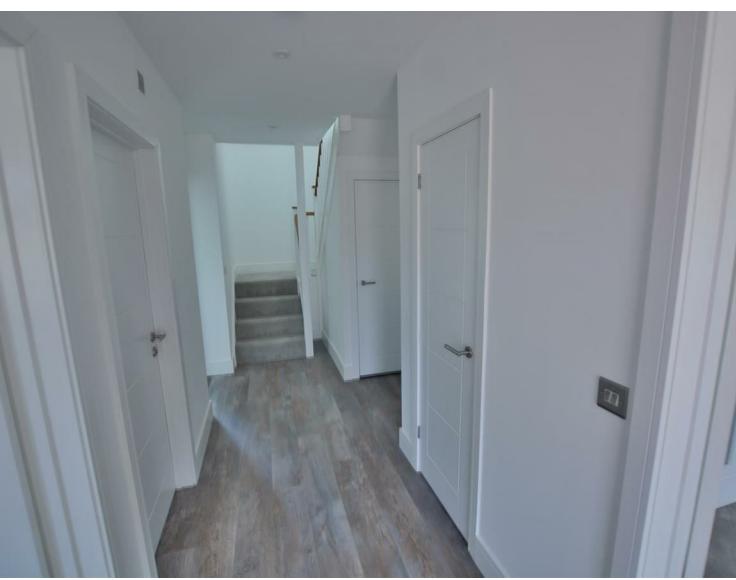
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website







BRAESIDE ROAD RECREATION GROUND
SITE ADDRESS: BRAESIDE ROAD, ST LEONARDS, BN24 2P

YOU ARE REQUIRED TO CLEAN UP AFTER
YOUR DOG AND USE THE RED BINS PROVIDED
DOG WARDEN PATROL AREA
GREEN BINS ARE FOR LITTER ONLY
NO GOLF

MANAGED BY: ST LEONARDS &
ST IVES PARISH COUNCIL 01425 482727

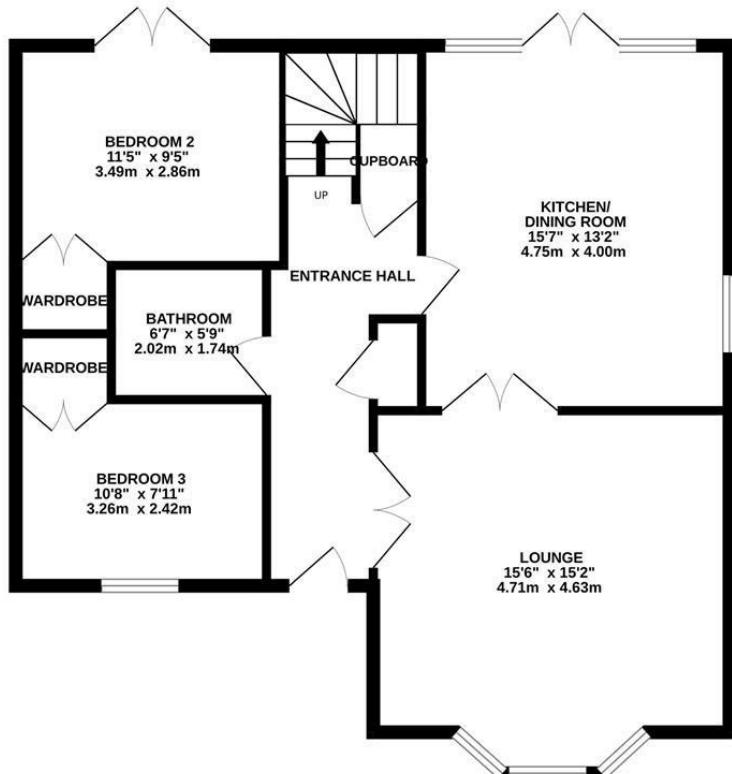
Nearest public phone box is at the Little Chapel

DO NOT ENTER this area if you have symptoms of COVID 19
This equipment is NOT SANITISED and is used at your own risk
SANITISE YOUR HANDS BEFORE and AFTER using equipment
Social Distancing
Keep 2m

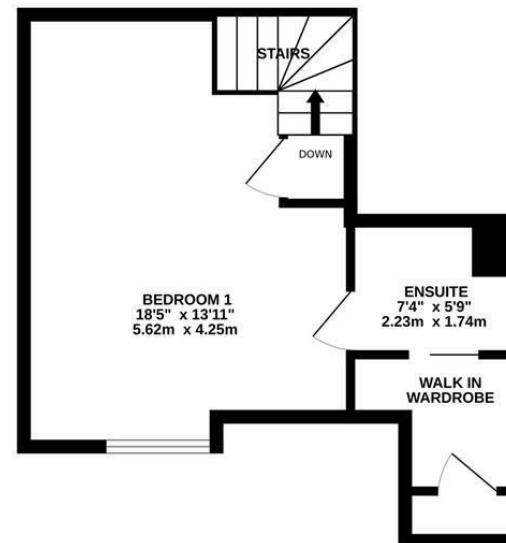
Welcome to
Braeside Park
THIS IS A SHARED SPACE. Please be
RESPECTFUL of all other users.
Our Code of Conduct



GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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