



**Connells**

The Avenue Oak Tree Park  
St. Leonards Ringwood



## Property Description

Residential park home in Haulfyn run Oak Tree Park, St Leonards, Hampshire. Newly fitted kitchen and bathroom, Off-road parking and outdoor space. Small pets allowed with permission.

Part refurbished situated on a corner plot close to the park entrance.

The local town of Ringwood has retained its historic character, offering both quaint and modern shops, restaurants, pubs and cafes. Whilst Ferndown with all the required amenities also offers an award winning golf course to enjoy, the beautiful seaside towns of Bournemouth and Poole with their glorious sandy beaches and varied entertainment's are just a short distance away to take advantage of.

## Kitchen

13' 8" x 8' 10" ( 4.17m x 2.69m )

Side aspect window with a range of gloss wall and base units, sink with drainer and mixer tap, 4 ring electric hob with extractor fan over, integrated eye level double oven, fridge freezer and dishwasher and space and plumbing for a washing machine.

## Dining Room

9' 6" x 6' 9" ( 2.90m x 2.06m )

Carpeted with front and side aspect window.

## Lounge

19' 8" x 10' 8" ( 5.99m x 3.25m )

Carpeted with front and side aspect window, electric feature fireplace with mantle, air con

unit, radiator and wall lights.

## Bedroom 1

10' 7" x 9' 3" ( 3.23m x 2.82m )

Carpeted with front and side aspect window, radiator, air con unit and fitted wardrobes.

## Bedroom 2

7' 9" x 7' ( 2.36m x 2.13m )

Double glazed side aspect window with radiator below and built in wardrobes.

## Bathroom

Newly fitted bathroom with low level WC, hand wash basin with mixer tap, walk in shower with glass screen and sliding door, ladder radiator and double glazed obscured window.

## Outside

Mainly laid to lawn wrap around garden with patio drive way and path wrapping around the home situated on a spacious corner plot and located close to the entrance.



To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/FDN305910](https://www.connells.co.uk/Property/FDN305910)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: FDN305910 - 0002