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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**125 RINGWOOD ROAD
WALKFORD
CHRISTCHURCH
BH23 5RB**

Price £450,000

Freehold



SITUATED BETWIXT HIGHCLIFFE, CHRISTCHURCH & NEW MILTON IS THIS WELL PROPORTIONED DETACHED BUNGALOW.

NOW IN NEED OF GENERAL MODERNISATION THE PROPERTY OFFERS GREAT POTENTIAL TO IMPROVE AND/OR ENLARGE (STPP).

THE ACCOMMODATION COMPRISES ENTRANCE HALL, 3 DOUBLE BEDROOMS, LOUNGE, GARDEN ROOM, KITCHEN, SHOWER ROOM & SEPARATE W.C.

IT HAS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, DETACHED GARAGE, GOOD SIZED FRONT AND REAR GARDENS PLUS THE ADDED BENEFIT OF HAVING NO FORWARD CHAIN.

THERE ARE LOCAL SHOPS NEARBY AND FOR MORE COMPREHENSIVE FACILITIES YOU HAVE THE EXCELLENT SHOPPING & RECREATIONAL FACILITIES OF BOTH TOWNS, NEW MILTON & CHRISTCHURCH. STUNNING BEACHES AND THE OUTSTANDING NATURAL BEAUTY OF THE NEW FOREST NATIONAL PARK ARE WITHIN REASONABLE DRIVING DISTANCES.

125 RINGWOOD ROAD, WALKFORD, CHRISTCHURCH BH23 5RB

ALL IN ALL AN IDEAL DIY PROJECT FOR SOMEONE TO CREATE THEIR OWN BESPOKE HOME.

- **TRADITIONAL DETACHED BUNGALOW**
- **3 DOUBLE BEDROOMS**
- **IN NEED OF MODERNISATION**
- **TREMENDOUS SCOPE TO IMPROVE & ENLARGE (STPP)**
- **AMPLE OFF ROAD PARKING**
- **DETACHED GARAGE**
- **GOOD SIZE FRONT AND REAR GARDENS**
- **LOUNGE AND GARDEN ROOM**
- **NO FORWARD CHAIN**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **LOCATED BETWEEN NEW MILTON AND CHRISTCHURCH**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

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.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Ground Floor

Approx. 82.4 sq. metres (887.3 sq. feet)

