



Avonside Court, Ringwood

£400,000


MARTIN&CO

Avonside Court
Ringwood
Hampshire
BH24 3DL

- 3 Double Bedroom Detached House
- Modern Kitchen & Bathroom
- Private Roof Terrace
- Single Garage With Allocated Parking For 3 Cars
- Investment Oppourtunity
- Great Lock Up & Leave Property
- Walking Distance To David Lloyd Leisure Club
- School Catchment
- Close To The Castleman Trail
- No Forward Chain



Martin & Co is delighted to present this exceptional 3-bedroom detached house located in Avonside Court, which is conveniently positioned within Ringwood. Boasting a prime location, the property offers easy access to the town centre and also David Lloyd Leisure Club, both just a short walk away. The property sits on the edge of the Castleman Trail for those who love to exercise outdoors.

This modern property features a stylish interior throughout and includes a striking roof terrace, perfect for outdoor relaxation. Upon entry, you're greeted by an entrance hallway equipped with a WC and plumbing for a washing machine. The ground floor comprises a spacious lounge/diner with an archway leading to a modern, fully fitted kitchen, complete with an electric oven, gas hob, integrated fridge/freezer, and space for a dishwasher. Additionally, there's a downstairs reception room which could alternatively serve as a third bedroom or home office. From this room is direct access to the garage.

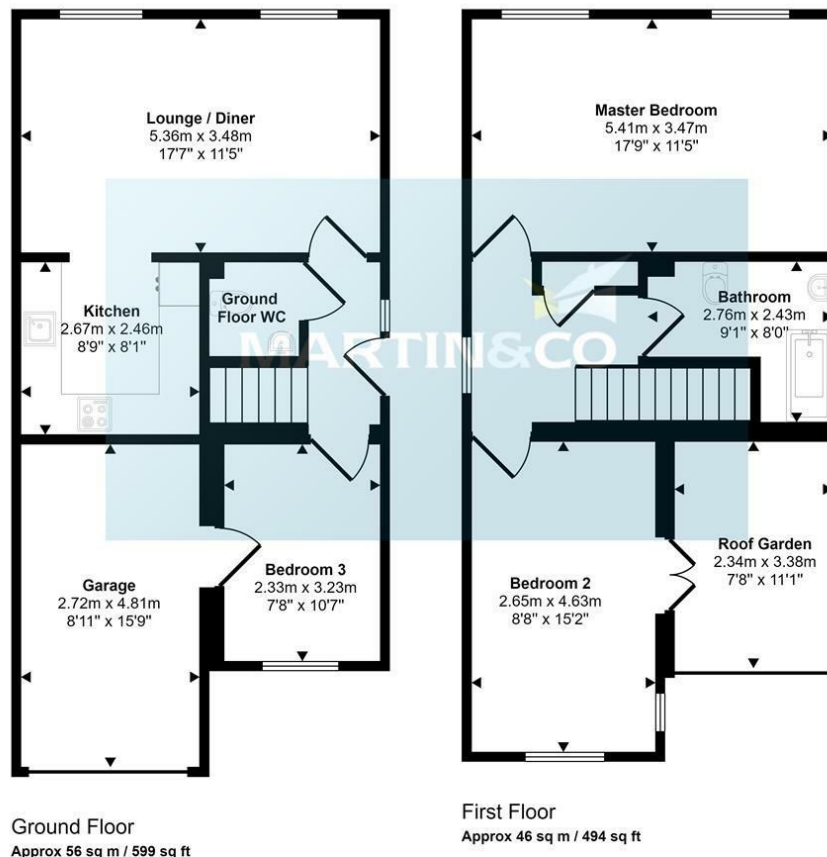
Heading upstairs, you'll find a generously sized master bedroom offering pleasant views overlooking local gardens. Bedroom 2 is a bright and airy room, featuring double patio doors that open onto the stunning roof terrace. Completing the upper level is a modern bathroom fitted with a shower over the bath.

The property also includes a single garage with parking space for up to 3 cars, providing ample parking.

To schedule a viewing of this remarkable property, please don't hesitate to contact our dedicated sales team at 01425 474005.



Approx Gross Internal Area
102 sq m / 1094 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	86
(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	

Martin & Co Ringwood Sales
42a High Street, Ringwood, Hampshire, BH24 1AG
01425 474005 . ringwood@martinco.com

01425 474005
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

