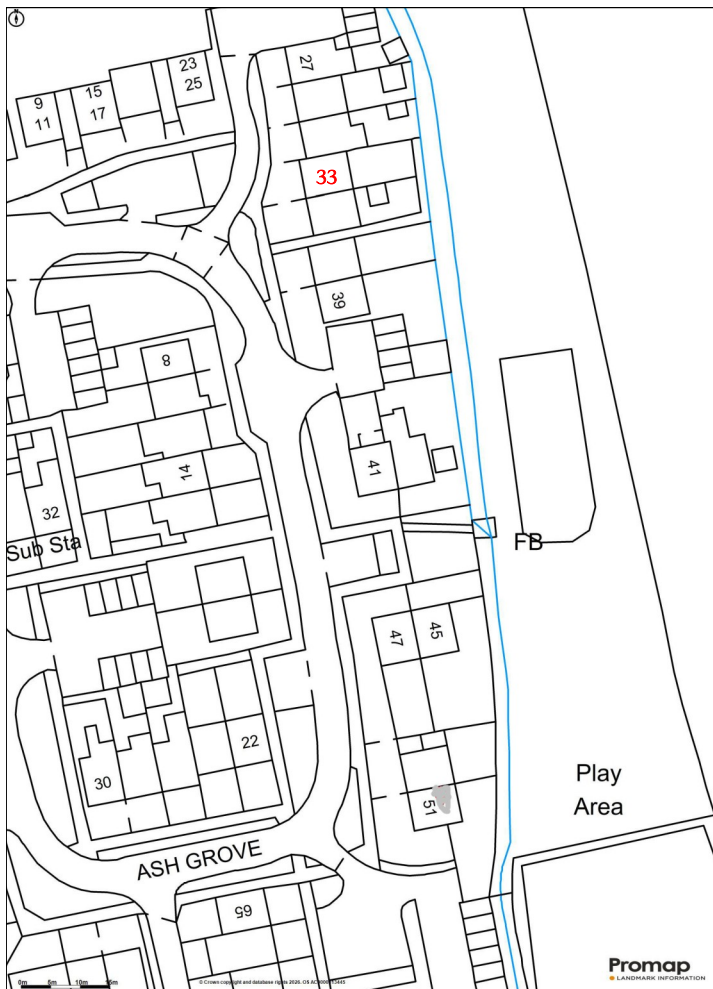


33 Ash Grove, Ringwood, Hampshire BH24 1XT



A light and airy mid-terrace house with spacious accommodation and a good size garden overlooking open public space.

Hall, cloakroom/WC, sitting room, dining room, kitchen, 3 bedrooms and family bathroom/WC.
Enclosed rear garden. Upvc double glazing. Gas fired central heating. EPC band C.
No forward chain.

Price: £315,000 Freehold

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents.

Outgoings: Council tax band C Amount payable for 2026/27: £2151.19

Services: Mains water, electricity, gas and drainage.

Location: The property is situated in a popular close within easy reach of local schools and Ringwood town centre.

To locate: From Fordingbridge, south on the A338 before turning left onto the A31 exiting at the first exit. Turning left and back over the A31, next right and then first left into Eastfield Lane. Ash Grove will be found after a short distance on your left hand side.

The property is situated approximately 1.5 miles from the market town of Ringwood offering a good selection of supermarkets, retail shops, eateries and leisure facilities along with a weekly market. Easy access to the A31 and A338 provide excellent road links to Bournemouth (12 miles), Southampton (16 miles) and Salisbury (18 miles), all with mainline rail stations. Access to the New Forest National Park is within a mile, offering thousands of acres of walking, cycle tracks and riding for the outdoor enthusiast.

The property, built in 1970s of traditional cavity wall construction with brick elevations under a tiled roof, offers light and airy accommodation with gas fired central heating and Upvc double glazing.

Open porch with Upvc door to: **Bedroom 3:** Radiator.

Hall: Radiator. Stairs to first floor with under stairs cupboard and storage cupboard. **Bathroom:** Panelled bath and with a glass shower screen and mains shower fitted. Washbasin. WC. Radiator.

Cloakroom: Washbasin. WC. Radiator.

Sitting room: Radiator. Door to:

Dining room: Radiator. Door to:

Kitchen: Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Integrated electric oven with electric hob and extractor over. Space for fridge/freezer and space/plumbing for washing machine and slim line dishwasher. Door to garden.

Stairs from hall to first floor landing: Airing cupboard with lagged hot water cylinder and linen cupboard with gas fired boiler. Access to roof space.

Bedroom 1: Radiator.

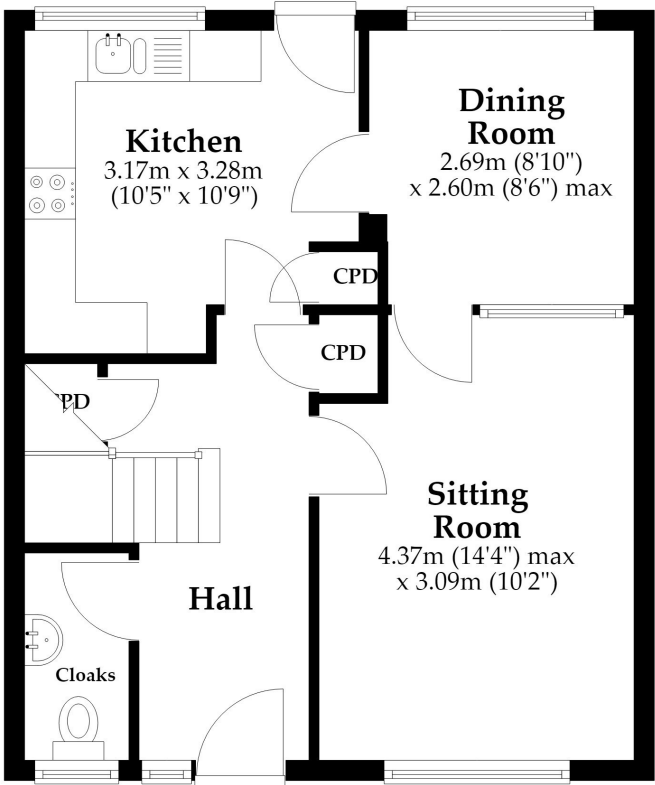
Bedroom 2: Radiator.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

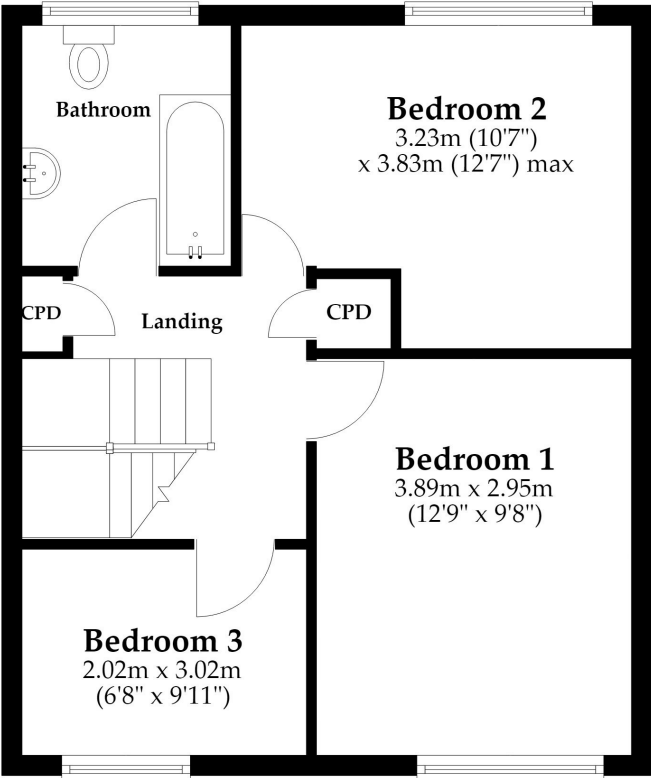
Ground Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 85.8 sq. metres (923.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

