



**Ringwood, Prenton**

Guide Price **£495,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

This fabulous three double bedroomed detached bungalow comprises three bedrooms, main family bathroom an en suite shower room and comes with open plan living/dining reception, a conservatory and a smart separate kitchen. There is an extra large entrance hall (wheel chair accessibility in mind) to an integral double garage. Outside the property has private gardens to the side and rear and ample parking to the double garage. 12Kw Heat source pump to be installed 09/24. Close to Oxton Village.

### Locator

Sat Nav: CH43 2LZ to appreciate proximity to Oxton Village.

Just off Talbot Road, Ringwood is a fifteen minutes walk into Oxton Village. For directions Sat Nav: CH43 2LZ





GROUND FLOOR  
1464 sq.ft. (136.0 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
- Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
- No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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