

**136, Ringwood Road,
Christchurch, BH23 5RQ**



Property overview

Guide Price £600,000

A well-presented and refurbished 3/4 bedroom detached house, ideally situated on Ringwood Road in Walkford, Christchurch.

Conveniently located for highly regarded pre and primary schools, the property also offers excellent transport links via Hinton Admiral railway station (approximately 1.0 mile), along with easy access to the scenic grounds and coastline of Highcliffe Castle and beach (approximately 1.4 miles), the amenities of New Milton (approximately 2.1 miles), and convenient road connections further afield via Lyndhurst Road.

The accommodation comprises a spacious entrance hall, cloak cupboard, downstairs WC, office/bedroom four, an impressive open-plan kitchen/breakfast/dining room, separate lounge, and utility room to the ground floor. Upstairs, there are three generous double bedrooms, all benefiting from built-in wardrobes, together with a family bathroom.

Further benefits include two integral garage sections, a substantial front driveway, UPVC double glazing, gas-fired central heating, and the advantage of no forward chain with vacant possession.



Accommodation

Front External:

Vehicular access from Ringwood Road, two raised brick-built flower beds, front driveway section enclosed by fence, mainly laid to shingle, gate on either side providing access to rear, storm porch and front door to:

Entrance Hall: 12' 9" max x 8' 10" max (3.88m x 2.69m)

Spotlights, smoke alarm, stairs to first floor, radiator, door to under stairs storage, doors to accommodation and door to:

Inner Hall: 3' 6" x 3' 1" (1.07m x 0.94m)

Spotlight, coat hanging space, door to:

Downstairs WC: 5' 4" x 3' 5" (1.62m x 1.04m)

Obscured window to front aspect, wash hand basin, radiator, WC.

Bedroom Four/Current Office: 9' 11" max x 8' 11" max (3.02m x 2.72m)

Window to front aspect and obscured window to side aspect, radiator, and built-in wardrobes.

Lounge: 20' 1" x 12' 1" (6.12m x 3.68m)

Obscured windows to the side aspect, windows to the rear aspect, radiators x 2, carpet.

Open Plan Kitchen/Breakfast/Diner: Overall: 21' 10" max x 12' 11" max (6.65m x 3.93m)

Dining Area: 10' 11" x 10' 7" (3.32m x 3.22m)

Spotlights, smoke alarm, radiator, doors to lounge, sliding patio doors to patio/garden, vinyl flooring, open plan with:

Kitchen/Breakfast Area: 11' 7" x 11' 3" (3.53m x 3.43m)

Spotlights, smoke alarm, window to rear aspect, radiator, range of eye and base level units, integrated appliances (dishwasher, oven and grill, induction hob), stainless steel sink/drain, breakfast bar, space for American style fridge/freezer, vinyl flooring, door to:

Utility Room: 7' 10" x 6' 7" (2.39m x 2.01m)

Obscured window to rear aspect, door to patio, range of eye and base level units, stainless steel sink/drain, space for washing machine, door to:

Garage Section One: 14' 8" x 8' 2" (4.47m x 2.49m)

High level storage, light point, up and over door to front.

Garage Section Two: (Assumed Identical to section one): 14' 8" x 8' 2" (4.47m x 2.49m)

Not accessible at the time of instruction.

Landing: 14' 6" max x 8' 11" max (4.42m x 2.72m)

Fire alarm, window to front aspect, radiator, doors to accommodation.

Bedroom One: 20' 5" max x 11' 11" max (6.22m x 3.63m)

Windows to front and rear aspect, radiator x 2, built-in wardrobes.

Bedroom Two: 11' 8" max x 11' 2" max (3.55m x 3.40m)

Window to rear aspect, radiator, built-in wardrobes.

Bedroom Three: 11' 3" max x 11' 0" max (3.43m x 3.35m)

Window to rear aspect, radiator, built-in wardrobes.

Bathroom: 9' 11" max x 9' 7" max (3.02m x 2.92m)

Hatch to loft, spotlights, extractor fan, obscured window to front aspect, panelled bath (with mixer taps and handheld attachment), shower enclosure (with mixer controls and handheld attachment over), wash hand basin with storage below, WC with concealed cistern, ladder style towel radiator, door to:

Airing Cupboard: 2' 11" x 2' 2" (0.89m x 0.66m)

Providing storage, housing unvented hot water cylinder.

Rear External:

South westerly facing, laid to patio/shingle/grass, enclosed by fence, gate providing rear access (via lane off Pinewood Close), chicken coup (vendors have offered to remove and re-landscape if required).

Photography

















Floor Plan

EPC



Energy performance certificate (EPC)																																			
138 Ringwood Road Wickford CHRISTCHURCH BH23 5RQ	Energy rating C	Valid until:	20 May 2036																																
		Certificate number:	8736-2725-7600-0049-2222																																
Property type		Detached house																																	
Total floor area		140 square metres																																	
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score																																			
This property's energy rating is C. It has the potential to be C.																																			
See how to improve this property's energy efficiency.																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>72 C</td> <td>78 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	72 C	78 C	55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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