



9-11 West Street, Ringwood, Hampshire. BH24 1DY

£345,000



Ross Nicholas & Company Limited
 9 Old Milton Road, New Milton. Hampshire.
 BH25 6DQ
 01425 625 500





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On the market for the first time since 1946 a unique opportunity to buy a Freehold shop with adjoining four bedroom house with South backing courtyard garden. The property is offered with Vacant Possession and no onward chain.



SHOP UNIT (18' 8" X 13' 0") OR (5.68M X 3.95M)

A double fronted single glazed shop unit with bay windows to either side with UPVC double glazed door providing access to main shop currently set up as a Hair Salon with smooth finished ceiling, numerous ceiling downlights, two double panelled radiators with independent thermostats, tiled flooring, wall mounted Honeywell central heating thermostat, power points, telephone connection point, wall uplighters, half glazed door provides access to Inner Hall providing access to the residential accommodation and staircase provides access to:

FIRST FLOOR LANDING (7' 8" X 7' 7") OR (2.34M X 2.30M)

Light, radiator, connecting door to main residential accommodation, door provides access to boiler room with UPVC double glazed window facing front access providing access to various plumbing works and door provides access to first floor Studio.

STUDIO (15' 3" X 10' 4") OR (4.64M X 3.15M)

Numerous ceiling downlights, two sets of UPVC double glazed windows overlooking the High Street. Two single panelled radiators with independent thermostats, numerous power points and connecting door to main residential accommodation.

PLEASE NOTE

Known as No. 11 West Street with composite front door to :

ENTRANCE HALL (27' 4" X 3' 1") OR (8.34M X 0.95M)

Providing access to gas meter, wall mounted Central heating thermostat, quarry tiled flooring, UPVC double glazed door providing access to rear garden, door to Kitchen, door to Sitting Room, glazed return door to Shop Unit and staircase to first floor landing.

SITTING ROOM (19' 0" X 11' 4") OR (5.79M X 3.45M)

Smooth finished ceiling with feature beam with UPVC double glazed door providing access to the courtyard garden which faces South. Double glazed window overlooking garden. Attractive brick fireplace surround with open grate, wood strip flooring, wall light point, TV aerial point, two double panel radiators.

BREAKFAST ROOM (8' 7" X 8' 5") OR (2.62M X 2.56M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking rear garden aspect. Radiator, telephone point, Opening provides access to:

KITCHEN (15' 6" X 9' 2") OR (4.73M X 2.79M)

Smooth finished ceiling with numerous LED downlights, heat detector, comprehensive range of modern wall mounted and floor mounted storage units with laminated roll top work surfaces with fitted five burner AEG gas hob with Hotpoint extractor above. Tiled splash back. Stainless steel sink with single drainer and monobloc mixer tap, space for upright fridge/freezer, fitted AEG double oven and grill, Pull out pantry cupboard. Full size cutlery drawer with two double pan drawers beneath, plate rack, access to safety trip consumer unit, double panelled radiator with independent thermostat, quarry tiled flooring, UPVC double glazed window overlooking courtyard rear garden, space for dishwasher, stable door providing access to rear garden, door provides access to:

UTILITY ROOM (6' 11" X 4' 8") OR (2.12M X 1.42M)

Ceiling light, comprehensive range of storage units with space and plumbing for automatic washing machine beneath and tumble dryer. Tiled flooring and door provides access to:

CLOAKROOM (4' 6" X 3' 7") OR (1.38M X 1.09M)

Ground floor cloakroom with light, UPVC double glazed window, wall mounted wash hand basin with tiled splash back, low level WC, radiator with independent thermostat.

FIRST FLOOR LANDING (9' 3" X 6' 3") OR (2.82M X 1.90M)

Smooth finished ceiling, ceiling light, smoke detector, additional staircase to second floor landing, second smoke detector, radiator with independent thermostat, door providing access to boiler cupboard which houses a Glow Worm boiler with pressurised hot water cylinder, ceiling light and access to the Honeywell central heating programmer. lockable door provides access to accommodation above shop. staircase to second floor landing, door provides access to:

BEDROOM 1 (11' 11" X 11' 9") OR (3.62M X 3.57M)

Smooth finished ceiling, ceiling light, UPVC double glazed window facing rear garden aspect, storage cupboard to one side of chimney breast. Double panelled radiator with independent thermostat, power points.

BEDROOM 2 (9' 7" X 9' 4") OR (2.93M X 2.84M)

Ceiling light point, UPVC double glazed window facing rear aspect with double opening doors providing access to roof. Double panelled radiator, power points.

BATHROOM (7' 7" X 5' 10") OR (2.32M X 1.77M)

Opaque UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled enclosed bath with mixer taps, low level WC, pedestal wash hand basin with hot and cold tap, ladder style radiator to one side, glazed door provides access to shower cubicle with shower mixer bar and shower attachment.

SECOND FLOOR LANDING (11' 1" X 5' 5") OR (3.37M X 1.66M)

Ceiling light point, borrowed light window from loft, smoke detector, mains volted smoke detector, access to loft via roof hatch, wall mounted safety trip consumer unit, door provides access to:

BEDROOM 3 (22' 8" X 10' 2") OR (6.92M X 3.11M)

Feature beamed ceiling, UPVC dormer window to front overlooking High Street. Radiator beneath with independent thermostat, power points.



BEDROOM 4 (11' 8" X 10' 0") OR (3.55M X 3.06M)

Beamed ceiling, ceiling light points, UPVC double glazed dormer window to rear, double panelled radiator with independent thermostat. Power points.

EN SUITE SHOWER ROOM (7' 5" X 5' 5") OR (2.25M X 1.65M)

White suite comprising panelled enclosed bath with mixer taps and shower attachment with overhead shower attachment. Manrose extractor, low level WC, pedestal wash hand basin with tiled splash back, tiled flooring, 3 LED downlights, Velux window to rear.

COURTYARD GARDEN

Situated over two different levels, raised patio and shrub borders. Facing a South/Westerly aspect, outside power and water points, glazed greenhouse, the garden is enclosed by brick walling and close boarded fencing with numerous shrubs and bushes. Outside floodlights.

RATEABLE VALUE

£14,750.00 rates payable at £49.9p in the £ (year commencing 1st April 2024)

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

Follow the signs for Ringwood and the main street is West Street where the property will be found.

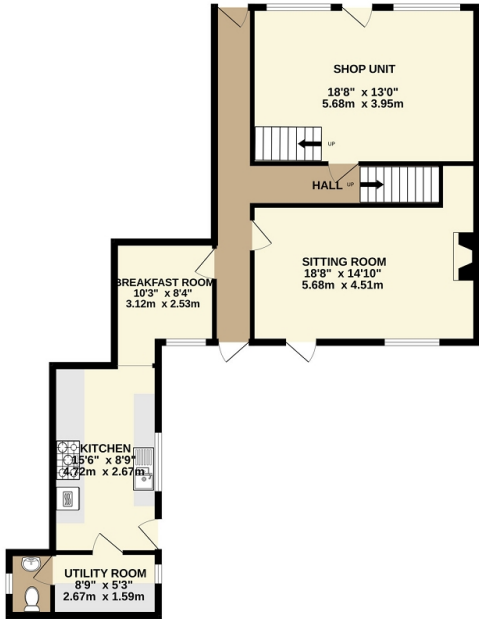
PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

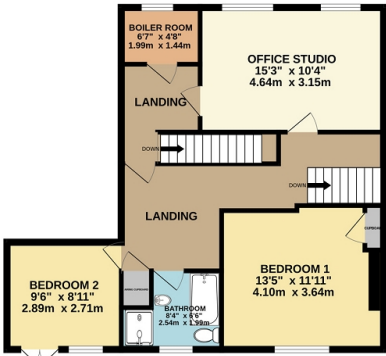
OTHER NOTE



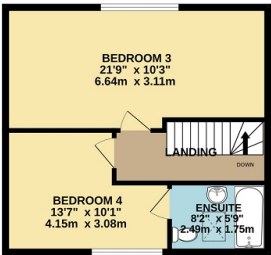
GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



2ND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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TOTAL FLOOR AREA : 2014 sq.ft. (187.1 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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Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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