

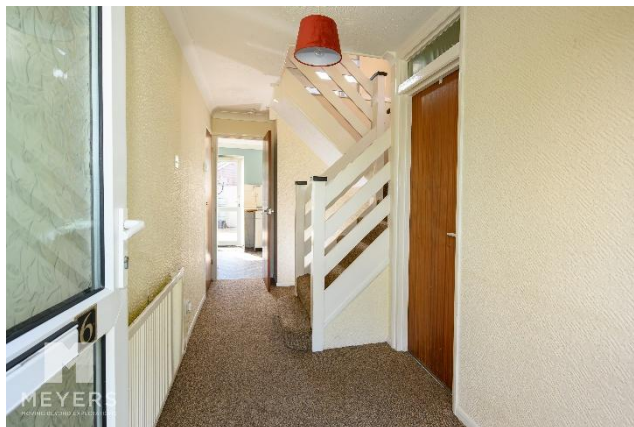
THE CLOSE

ST.IVES | RINGWOOD | BH24 2PE



MEYERS

MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £325,000

A well-presented three-bedroom semi-detached home situated in a desirable residential location in St Ives, offered with no forward chain and vacant possession.

Ideal as a first or second home purchase for someone moving up the property ladder, the home benefits from a south-facing rear garden, garage, brick-built outbuilding ideal for a home office or studio, and parking for multiple vehicles. Conveniently located close to the highly regarded St Ives School and within walking distance of Moors Valley Country Park and Avon Heath Country Park.

 1  3  1  2 + Garage

- Three-bedroom semi-detached in sought-after St Ives location
- Offered with no forward chain and vacant possession
- Spacious sitting/dining room with sliding doors to rear garden
- Kitchen/breakfast room with garden access
- Recently Fitted Boiler
- South-facing, low-maintenance rear garden
- Ground Floor WC
- Single garage plus additional off-road parking to the rear
- No Chain. Vacant Possession
- Walking distance to St Ives School and nearby country parks

Entrance Hallway

A partially glazed front door with side panel windows provides access to the bright entrance hallway. There is useful under-stairs space which also houses the fuse board, electric meter, and gas meter. A separate cupboard provides room for coats and shoes.

Ground Floor WC

Comprising a low-level WC and wall-mounted wash hand basin, finished with wood-effect flooring, an electric radiator, and an opaque opening window to the front aspect.

Kitchen / Breakfast Room

Located to the rear of the property with views over the

garden and direct access via a partially glazed door to the patio area. The kitchen is fitted with a range of floor and wall-mounted units with solid wood work surfaces, incorporating a stainless steel sink and drainer with traditional-style tap. There is space and plumbing for a washing machine, while additional appliances include a freestanding oven and undercounter fridge/freezer. A breakfast bar provides seating for two stools, with tile-effect flooring throughout.

Sitting / Dining Room

Accessed via the kitchen/breakfast room, the dining area offers space for a 6-8 seater table and chairs, enjoying views over the rear garden with access via newly

fitted sliding UPVC doors. The sitting area overlooks the front garden and provides ample room for sofa suites and freestanding furniture.

First Floor Landing

Stairs rise from the hallway to the first-floor landing, which benefits from natural light via an opaque window. The landing provides access to all three bedrooms and the family bathroom. There is an airing cupboard housing the water tank, a further cupboard housing the Glow-worm boiler, and loft access via a pull-down ladder. The loft benefits from power and lighting.

Bedroom 1

A spacious primary bedroom situated to the front elevation

with views over the garden and space for a king-size bed and freestanding furniture.

Bedroom 2

A generous double bedroom positioned to the rear aspect, benefiting from fitted mirrored wardrobes with shelving and hanging rails.

Bedroom 3

A well-proportioned single bedroom with space for a three-quarter bed and freestanding furniture, located to the front aspect.

Family Bathroom

Comprising a low-level WC, wash hand basin with tiled splashback, mirror cabinet, and panel bath with shower attachment over. An opaque

opening window faces the rear elevation, with an additional cupboard providing shelving ideal for towels and linen.

Garage

Single garage with up-and-over door, power, and lighting. Space and plumbing are available for additional appliances if required.

Externally

Front Garden

The property is set back from the roadside and accessed via a wrought iron gate. The front garden is mainly laid to lawn with mature shrub, tree, and hedge borders. A pathway leads to the covered storm porch and continues to the

side access, where there is bin space and a pedestrian gate leading to the rear garden.

Rear Garden

The rear garden enjoys a sunny south-facing aspect and has been designed for low maintenance, with patio areas directly accessed from the kitchen and dining area. The garden is enclosed with fencing and includes a pedestrian gate providing access to the garage and off-road parking located behind the property.

A brick-built outbuilding offers excellent workshop, studio, or potential home office space, benefiting from power, lighting, and heating. In addition, there is a timber

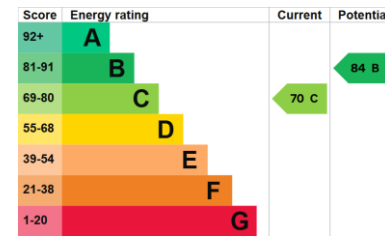
lean to shed with power, ideal for outdoor equipment.

Location

Situated within St Ives, Ringwood Road is easily accessible from the A31 and surrounded by a Nature Reserve is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store. St Leonards is a sought after area found just a short distance from the popular and bustling market town of Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting

to London whilst offering residents the chance to live a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

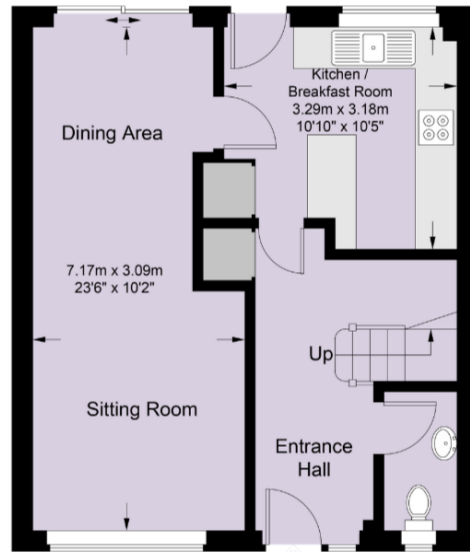
The property is being sold with vacant possession - Viewings by appointment only



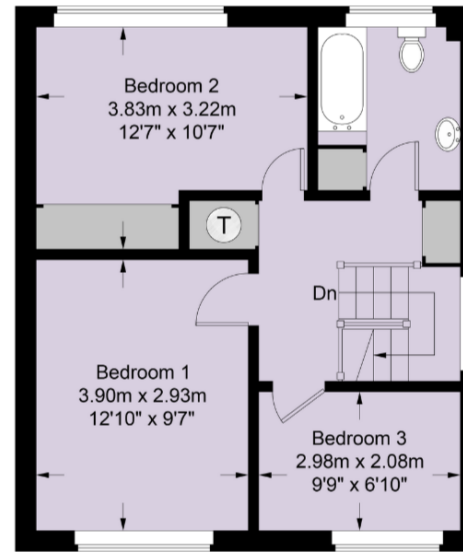
Tenure – Freehold
EPC – C
COUNCIL – Doret
COUNCIL TAX BAND - C



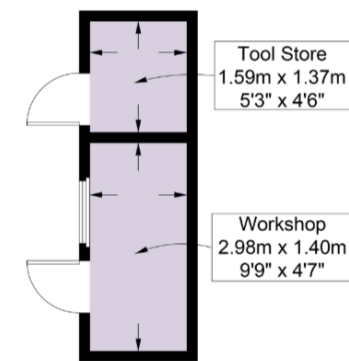
Approximate Gross Internal Area
 Ground Floor = 45.1 sq m / 485 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 Garage / Tool Store / Workshop = 19.7 sq m / 212 sq ft
 Total = 109.0 sq m / 1173 sq ft



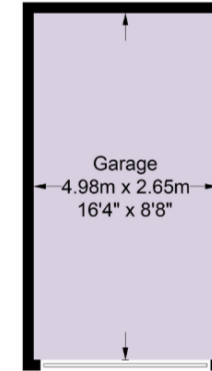
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

APPROXIMATE AREAS

GROUND FLOOR AREA	485 SQ FT
FIRST FLOOR AREA	476 SQ FT
TOTAL FLOOR AREA	1173 SQ FT

COUNCIL TAX C

EPC RATING C

APPROXIMATE UTILITY COSTS

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