

**Well Presented 3-Bedroom Semi-Detached House with Sunny Garden**

**Tenure: Freehold**

**Approx 80 sq meters (861 sq ft)**

**12 Old Barn Close,  
Ringwood, Hampshire. BH24 1XF**

**Price £365,000**

- Entrance Porch & Hall
- Large Lounge/Dining Room
- Conservatory
- Fitted Kitchen
- 3-Good Bedrooms
- Shower Room & D/S Cloakroom
- Gas Central Heating & PVCu Double-Glazing
- Wide Driveway
- Delightful Patio Garden
- Ideal Location close to amenities

Spacious, well presented semi-detached house in a small tucked away cul-de-sac near to popular schools and local amenities. Nearby is the thriving town centre of Ringwood with shops, café's and restaurants and a short drive is the New Forest National Park Outside the property has good 'off-road' parking & a mature patio garden which enjoys a sunny aspect.

Viewing recommended!

Accommodation with Brief Description:

Enclosed Porch: Door to:

Hall: Stairs to first floor. Cupboard housing combination gas boiler.

Lounge/Dining Room: A large room with feature fireplace mock beams to the ceiling. Double doors to: Conservatory: PVCu double-glazed construction with dwarf wall surround & door to rear garden.

Kitchen: Range of modern floor and wall cupboards with inset sink unit. Built-in high level oven & microwave. Gas hob & cooker hood above. Space for fridge/freezer. LED spot lights. Pleasant aspect & door to garden.

Cloakroom: Wash basin & WC.

**FIRST FLOOR**

Landing: Linen cupboard. Hatch to insulated roof space.

Bedroom 1: PVCu double-glazed window overlooking rear aspect. Built-in wardrobes. Shower cubicle with electric shower.

Bedroom 2: PVCu double-glazed window overlooking front aspect. Built-in double wardrobe.

Bedroom 3: PVCu double-glazed window overlooking front garden. Built-in wardrobe.

Shower Room: Large shower cubicle with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail.

Gas Central Heating (system untested) & PVCu Double-Glazing

Wide Driveway providing ample 'off-road' parking.

Rear Garden: Mature rear garden predominantly laid to patio enclosed by tall fencing.

Useful Workshop & Laundry with plumbing for washing machine.

Overall, the garden enjoys a sunny aspect. Outside tap. Side gate.

Council Tax Band 'C' Energy Rating 'D'



Fitted Kitchen



Kitchen

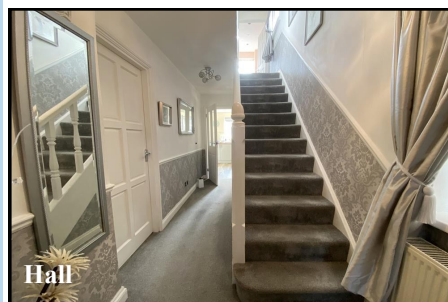


Good Parking

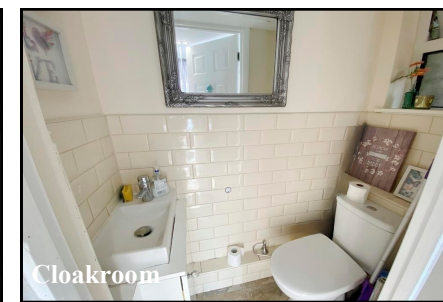


Rear Elevation

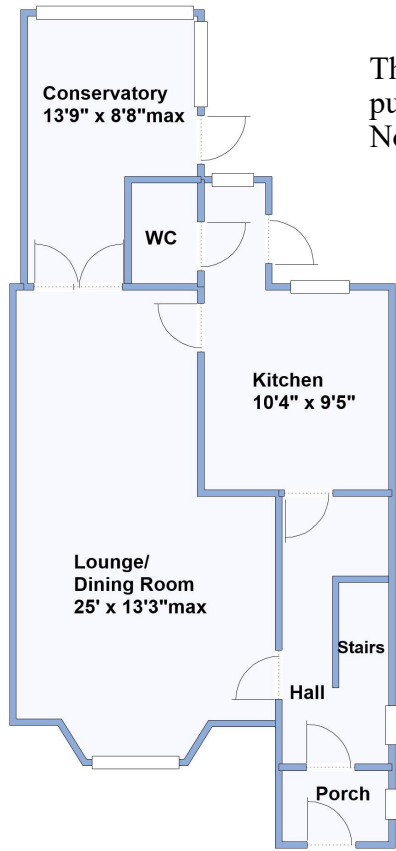
**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05137



Hall



Cloakroom



This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.

