

Beautifully Presented 2-Bedroom End-Terrace Character Cottage

Tenure: Freehold

Approx 68sq meters (731sq ft)

Close to Longham Lakes

Parking for 2 Cars

**103 Ringwood Road, Longham
Ferndown, Dorset. BH22 9AA**

Price: £290,000

- Entrance Hall
- Kitchen/Dining Room
- Lounge with Wood Burning Stove
- 2-Double Bedrooms
- Modern Bathroom
- Gas Central Heating (New Boiler 2024)

- PVCu Double-Glazing
- 'Off-Road' Parking for 2 Cars
- Backing onto wildlife haven Longham Lakes
- Accessible to Ferndown Town Centre
- Catchment to Hampreston First School
- Viewing recommended!

Beautifully presented end-terrace Character Cottage occupying a mature non-estate location, backing onto the wildlife haven known as Longham Lakes with wonderful walks around two large, managed lakes. Nearby is the popular town of Ferndown, highly regarded schools & good road connections to surrounding areas such as Wimborne & Bournemouth. The property offers well-planned accommodation with generous room dimensions & a tasteful interior design. Early viewing is highly recommended!

Accommodation and approximate room sizes:

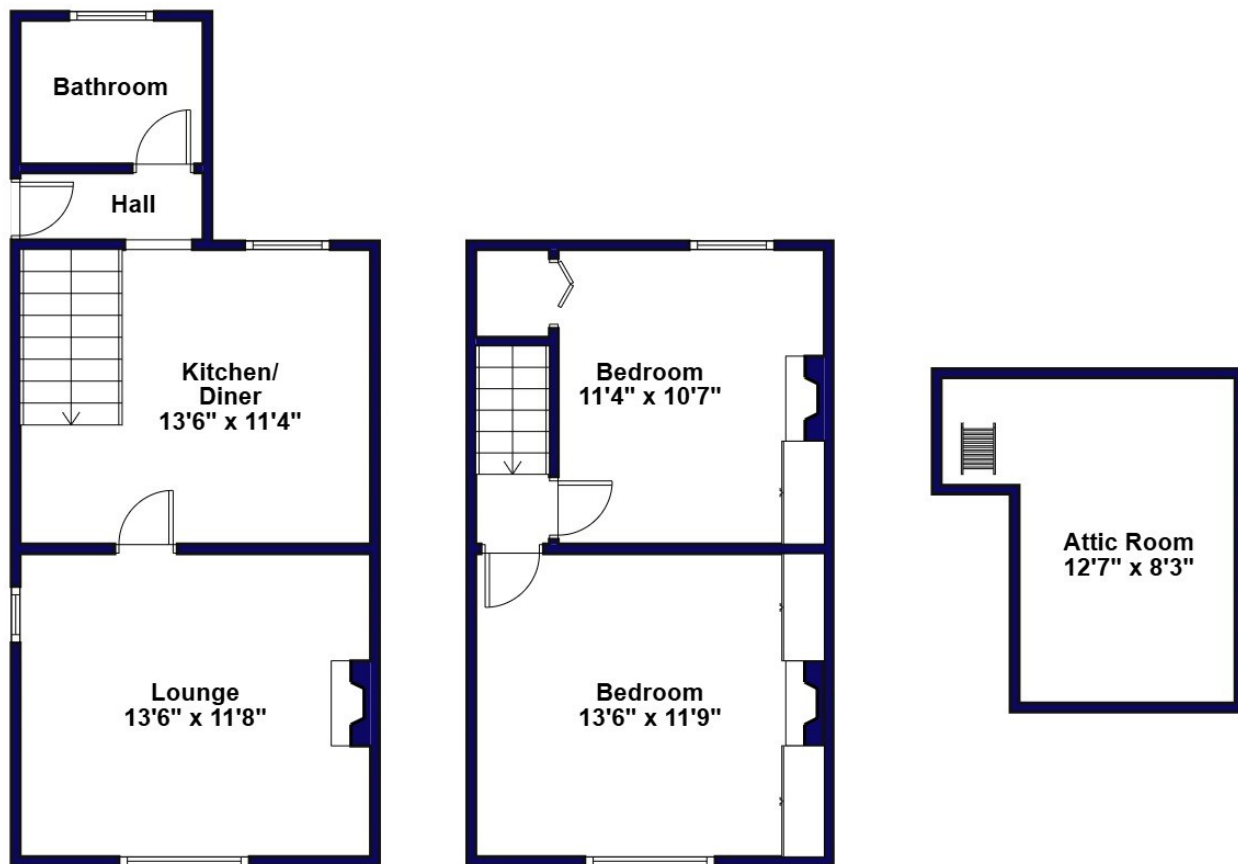
- **Entrance Hall:** Tiled flooring.
- **Bathroom:** High quality bathroom suite comprising panelled bath with mixer tap & shower over. Vanity wash basin & WC. Display shelves & storage cabinets. Chrome heated towel rail.
- **Lounge:** Large living room with custom fitted storage cabinets & display shelving. Feature fireplace with wood burning stove.
- **Kitchen/Dining Room:** Good range of floor and wall cupboards. Integrated fridge/freezer. Built-in electric double oven & gas hob. Space for dishwasher & washing machine. Tiled flooring & LED lighting. Cupboard housing combination gas boiler. Ample space for dining suite. Stairs to:
- **First Floor Landing**
- **Bedroom 1:** Large Double Bedroom with field views. Feature fireplace. 2-Built-in double wardrobes.
- **Bedroom 2:** Double-Bedroom. Built-in double wardrobe & deep storage cupboard. Feature fireplace. Hatch with ladder to:
- **Useful Attic Room:** Fitted work bench. Power & Light.
- **Rear Garden:** Private rear garden predominately laid to lawn with stone patio area. Garden Shed. Outside tap. Outside power points. Side gate. In all, the garden enjoys a good degree of privacy and a sunny aspect.
- **'Off Road' Parking** for 2 cars
- **Gas 'Underfloor' Central Heating** (New Boiler installed 2024)
- **PVCu Double-Glazing**
- **Council Tax Band 'B'**
- **Energy Rating 'C'**

Agents Note: The vendors of this property are relatives of the Partners of Dixon Kelley estate agents.



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. W05263





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

