



**HEARNES**

WHERE SERVICE COUNTS

## Queens Way, Ringwood, BH24 1QB

This well-presented two/three bedroom semi-detached home is offered with no chain and sits within the sought-after Ringwood School catchment, conveniently close to a local shop and bus stop.

The property features a fitted kitchen overlooking the rear garden, a comfortable living room with a feature fireplace and inset gas fire, and a separate dining room with ample space for family meals. A cloakroom completes the ground floor.

Upstairs, a generous landing leads to two well-proportioned bedrooms, both served by a modern family bathroom that includes a separate double shower cubicle.

Outside, the front of the property is partially walled with a pathway to the front door and gated side access to the garden. The rear garden is particularly spacious, offering a patio area and a large lawn enclosed by fencing. At the far end is a substantial outbuilding/garage, constructed by the previous owners, providing excellent workshop space and overhead storage. Double gates to the side of the garage offer additional access for trailer storage or similar.

The property benefits from masses of potential for future enhancement or extension (subject to permissions).

Photos used are from previous marketing (actual furniture may vary) & externals taken in the summer.

**Local Authority: New Forest**

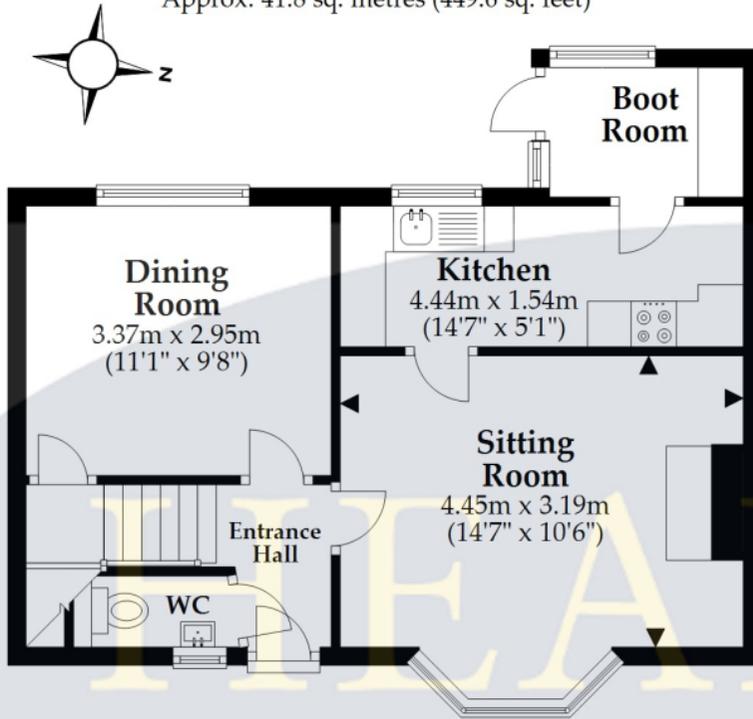
**Council Tax Band: C**

**Energy Performance Certificate: Rating**



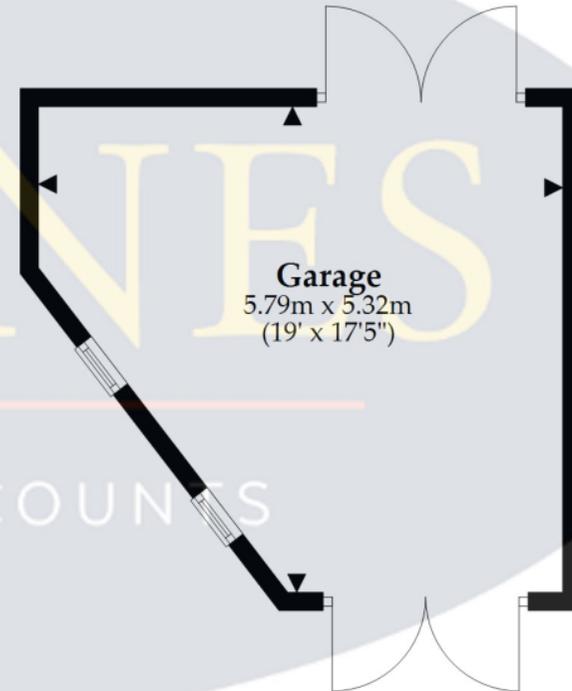
## Ground Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



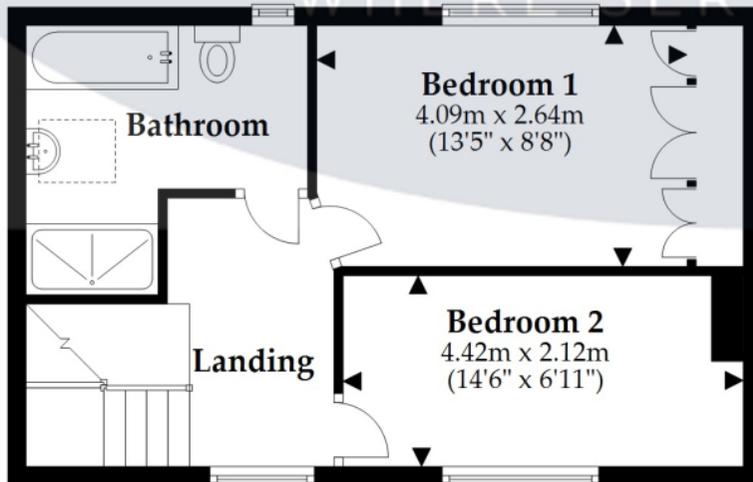
## Outbuilding

Approx. 25.9 sq. metres (278.8 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 106.0 sq. metres (1141.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood  LJT SURVEYING



Dining/Bed 3



Summer Photo



Summer Photo