



HEARNES
WHERE SERVICE COUNTS

226 Christchurch Road, Ringwood, BH24 3AS

Positioned conveniently for easy access into Ringwood Town Centre (within 1 mile) and just a few hundred yards from the Avon Valley Path, this charming property is perfect for anyone who wants the conveniences a market town like Ringwood has to offer.

The property whilst well-maintained, still offers excellent potential to improve and offers both versatile and spacious accommodation, with two first floor double bedrooms, one with an en-suite WC.

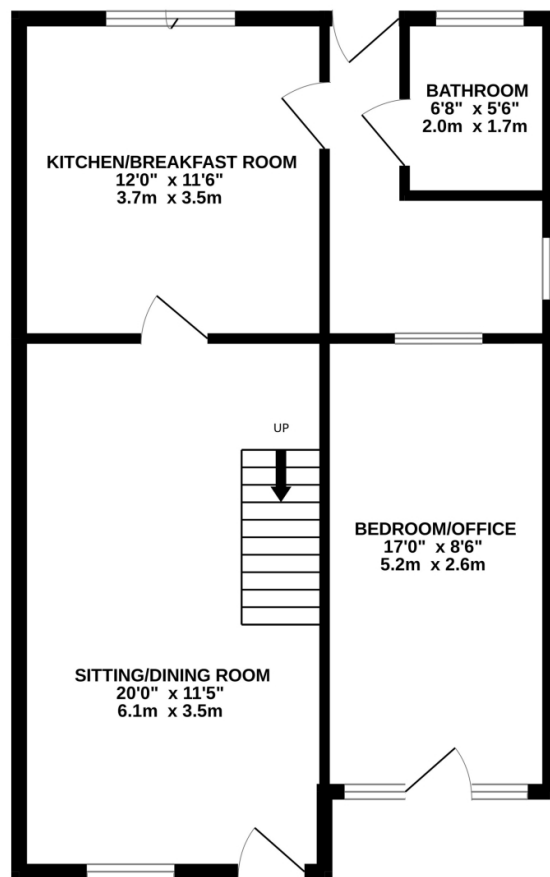
The ground floor lies host to a large sitting room with open staircase to the first floor, a comprehensively fitted, oak style fitted kitchen/breakfast room, downstairs bathroom, utility room and a further reception room (previously a garage), which could be a third bedroom if needed.

This fine home further benefits from gas central heating and double glazing.

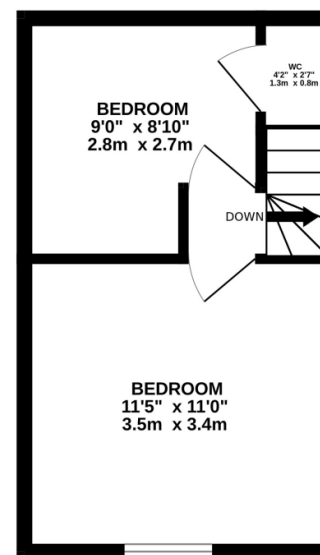
The rear garden is enclosed by fencing, with mature trees shrubs and hedging and has been carefully designed to provide year round colour and texture. Located at the bottom of the garden is a 10' by 8' (approx.) timber outbuilding with power and light. This incredibly useful space has the potential to be used as ancillary accommodation/home office or gym. There is also a further timber storage shed. There is plenty of casual parking opposite Camellia Cottage.



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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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