136, Ringwood Road,
Christchurch, BH23 5RQ



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Property overview

Guide Price £575,000







A well-presented and refurbished 3/4 bedroom detached house, ideally situated on Ringwood Road in Walkford, Christchurch.

Conveniently located for highly regarded pre and primary schools, the property also offers excellent transport links via Hinton Admiral railway station (approximately 1.0 mile), along with easy access to the scenic grounds and coastline of Highcliffe Castle and beach (approximately 1.4 miles), the amenities of New Milton (approximately 2.1 miles), and convenient road connections further afield via Lyndhurst Road.

The accommodation comprises a spacious entrance hall, cloak cupboard, downstairs WC, office/bedroom four, an impressive open-plan kitchen/breakfast/dining room, separate lounge, and utility room to the ground floor. Upstairs, there are three generous double bedrooms, all benefiting from built-in wardrobes, together with a family bathroom.

Further benefits include two integral garage sections, a substantial front driveway, UPVC double glazing, gas-fired central heating, and the advantage of no forward chain with vacant possession.

Accommodation

Front External:
Vehicular access from Ringwood Road, two raised brick-built flower beds, front driveway section enclosed by fence, mainly laid to shingle, gate on either side providing access to rear, storm porch and front door to:

Entrance Hall: 12' 9" max x 8' 10" max (3.88m x 2.69m)
Spotlights, smoke alarm, stairs to first floor, radiator, door to under stairs storage, doors to accommodation and door to:

Inner Hall: 3' 6" x 3' 1" (1.07m x 0.94m)
Spotlight, coat hanging space, door to:

Downstairs WC: 5' 4" x 3' 5" (1.62m x 1.04m)
Obscured window to front aspect, wash hand basin, radiator, WC.

Bedroom Four/Current Office: 9' 11" max x 8' 11" max (3.02m x 2.72m)
Window to front aspect and obscured window to side aspect, radiator, and built-in wardrobes.

Lounge: 20' 1" x 12' 1" (6.12m x 3.68m)
Obscured windows to the side aspect, windows to the rear aspect, radiators x 2, carpet.

Open Plan Kitchen/Breakfast/Diner: Overall: 21' 10" max x 12' 11" max (6.65m x 3.93m)

Dining Area: 10' 11" x 10' 7" (3.32m x 3.22m)
Spotlights, smoke alarm, radiator, doors to lounge, sliding patio doors to patio/garden, vinyl flooring, open plan with:

Kitchen/Breakfast Area: 11' 7" x 11' 3" (3.53m x 3.43m)
Spotlights, smoke alarm, window to rear aspect, radiator, range of eye and base level units, integrated appliances (dishwasher, oven and grill, induction hob), stainless steel sink/drainer, breakfast bar, space for American style fridge/freezer, vinyl flooring, door to:

Utility Room: 7' 10" x 6' 7" (2.39m x 2.01m)
Obscured window to rear aspect, door to patio, range of eye and base level units, stainless steel sink/drainer, space for washing machine, door to:

Garage Section One: 14' 8" x 8' 2" (4.47m x 2.49m)
High level storage, light point, up and over door to front.

Garage Section Two: (Assumed Identical to section one): 14' 8" x 8' 2" (4.47m x 2.49m)
Not accessible at the time of instruction.

Landing: 14' 6" max x 8' 11" max (4.42m x 2.72m)
Fire alarm, window to front aspect, radiator, doors to accommodation.

Bedroom One: 20' 5" max x 11' 11" max (6.22m x 3.63m)
Windows to front and rear aspect, radiator x 2, built-in wardrobes.

Bedroom Two: 11' 8" max x 11' 2" max (3.55m x 3.40m)
Window to rear aspect, radiator, built-in wardrobes.

Bedroom Three: 11' 3" max x 11' 0" max (3.43m x 3.35m)
Window to rear aspect, radiator, built-in wardrobes.

Bathroom: 9' 11" max x 9' 7" max (3.02m x 2.92m)
Hatch to loft, spotlights, extractor fan, obscured window to front aspect, panelled bath (with mixer taps and handheld attachment), shower enclosure (with mixer controls and handheld attachment over), wash hand basin with storage below, WC with concealed cistern, ladder style towel radiator, door to:

Airing Cupboard: 2' 11" x 2' 2" (0.89m x 0.66m)
Providing storage, housing unvented hot water cylinder.

Rear External:
South westerly facing, laid to patio/shingle/grass, enclosed by fence, gate providing rear access (via lane off Pinewood Close), chicken coup (vendors have offered to remove and re-landscape if required).

Photography















































dryrobe



































Floor Plan



EPC

Energy performance certificate (EPC)

136 Ringwood Road Walkford CHRISTCHURCH BH23 5RQ	Energy rating C	Valid until:	20 May 2036
		Certificate number:	8736-2725-7600-0049-2222

Property type	Detached house
Total floor area	140 square metres

Rules on letting this property

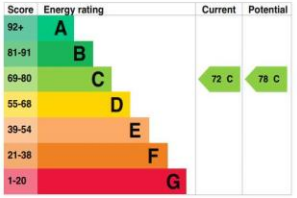
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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