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HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1YB

FREEHOLD

A very well presented two double bedroom mid terrace house situated in a small cul-de-sac and within walking distance of local schools and facilities. Ringwood is becoming an increasingly popular location being on the edge of the New Forest and within a short drive of the award inning south coat beaches. The Ringwood area offers an excellent range of educational, retails and leisure facilities and a wide choice of restaurants and cafes. Commuters are well served with easy access to commuter routes with the A31 to Southampton, Winchester and London and the A338 to Bournemouth and Poole. There are also mainline train stations and international airports at Bournemouth and Southampton.

The property has been extended and modernised by the current owners to a particularly high standard and is attractively decorated throughout. The accommodation comprising of an enclosed entrance porch opening into the sitting room which has a feature box bay window to the front and door opening into the kitchen. The contemporary kitchen/dining room is stunning with light grey wash Amtico flooring and offers white high gloss floor to ceiling storage cupboards, a peninsular bar with inset one and half basin, Lemons sink and drainer, concrete effect worktops, Neff oven and combination oven, Neff induction hob with extractor over, integrated dishwasher, washing machine and fridge freezer and vertical radiator. The dining area enjoys a good degree natural lighting with a partially vaulted ceiling with Velux sky lights and tri-folding doors opening onto the landscaped rear garden.

The first floor landing provides access to the two double bedrooms both of which have white wash would affect laminate flooring. Bedroom two also benefits from a linen cupboard and walk in fitted wardrobes. They are both serviced by the modern bathroom which has a panelled bath with shower attachment over, pedestal wash hand basin, low level WC, partially tiled walls and slate grey vinyl flooring.

The front of the property has wonderful kerb appeal with sandstone pathway leading to the front door, sleeper borders and astro turf. The rear garden has also been beautifully landscaped with a large paved sawn sand stonepatio area accentuated by sleepers and an area of astro turf and gated access to the rear. The property also benefits from a garage in a nearby block

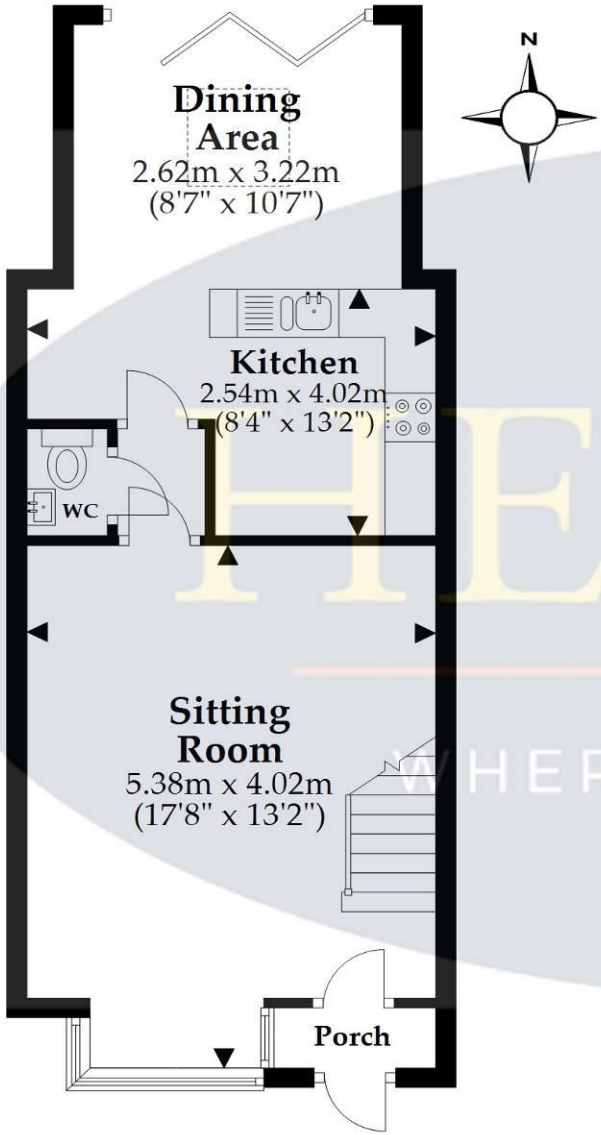
Viewings is highly recommended to appreciate the high specification of the property situated within a small cul-de-sac.

COUNCIL TAX BAND: B
ENERGY PERFORMANCE RATING: C

Ground Floor

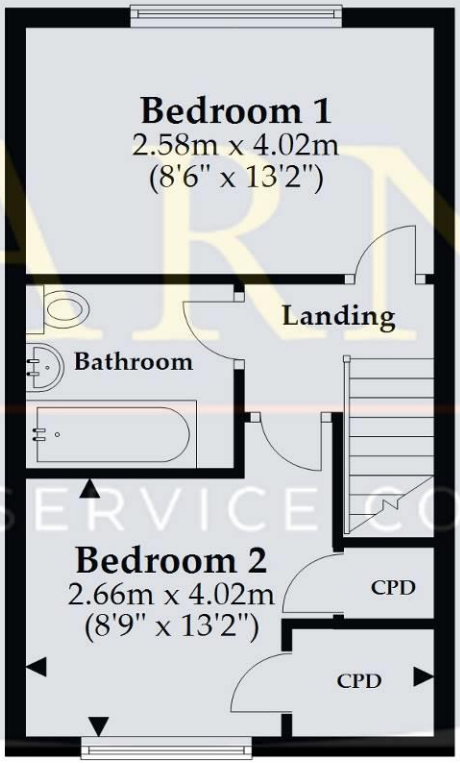
Approx. 40.5 sq. metres (436.4 sq. feet)

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



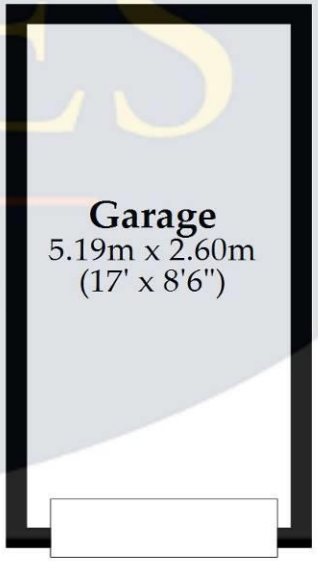
First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Garage

Approx. 13.5 sq. metres (145.2 sq. feet)



Total area: approx. 83.5 sq. metres (899.2 sq. feet)

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

LJT Surveying

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