



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1XD

FREEHOLD PRICE GUIDE £325,000

A beautifully renovated four bedroom semi-detached chalet bungalow situated in an ideal location within walking distance of the sought after Poulner Schools, Ringwood Academy, doctor's surgery, convenience store, bus stops and local pubs. The property is conveniently placed for access on to the A31 and is approximately 1.5 miles from Ringwood town centre and is within easy reach of the New Forest National Park and Poulner Lakes. The golden sands of Bournemouth beaches are approximately 20 minutes' drive away.

The property is situated in a tucked away position in a quiet cul de sac has been thoughtfully renovated by the current owner to include a loft conversion, new wiring, plumbing and windows throughout. The property now provides ample living space, ideal for a family or someone looking to downsize.

Upon entering you are met with a spacious hallway with stairs to the first floor. There are two floor bedrooms which are serviced by a fully tiled shower room with low level WC and wash hand basin. The sitting room has a feature electric fire and double sliding doors opening through to the brick built conservatory which in turn has double French doors onto the rear garden. The kitchen is located to the front of the property and comprises of a range of floor and wall mounted units, a breakfast bar, wood effect worktops, one and half bowl single drainer sink unit, integrated dishwasher, electric oven and hob with extractor hood over, glass splashbacks, space for a fridge freezer and washing machine and a single external door to the side giving access of the garden.

The first floor landing proves access to two double bedrooms with Velux windows overlooking the rear garden both of which are serviced by a further bathroom which is fully tiled and comprises, bath, wc and wash hand basin.

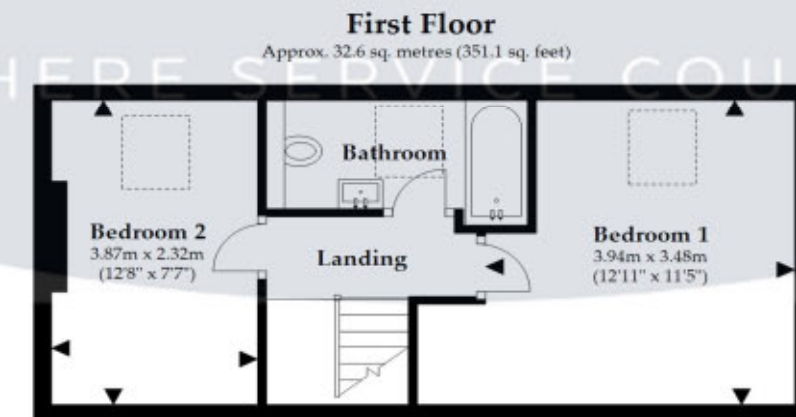
To the front of the plot there is gravelled off road parking which provides space for two cars. The front garden is mainly laid to lawn with flower and shrub borders bounded by a brick and wrought iron walling. A gate leads through to the rear garden which is well enclosed and also mainly laid to lawn with a decked area, ideal for alfresco dining; a brick shed and workshop and a single garage to the rear.


COUNCIL TAX BAND: tbc

ENERGY PERFORMANCE RATING: C

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 and do not form part of the contract.





Total area: approx. 91.8 sq. metres (988.4 sq. feet)  **LJT SURVEYING**

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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