



**BEATTY CLOSE
POULNER**

Beatty Close, Ringwood, Hampshire, BH24 1XR

FREEHOLD PRICE £290,000

A four/five bedroom semi-detached house which is conveniently situated within Ringwood school catchments and walking distance of the local doctors surgery, convenience store, pub and local bus routes whilst only one and a half miles from Ringwood market town and the A31 commuter routes to Southampton and Bournemouth. There are train stations and international airports at Bournemouth and Southampton and the M27/M3 make it easy to connect to other parts of the country.

The property has been extended by the current owners to provide an entrance hall with under stairs storage, ground floor WC, sitting room overlooking the front garden with a fireplace with inset coal effect fire and is open to the dining room with single access for opening onto and overlooking the rear garden. A kitchen with a range of floor and wall mounted units, space for a breakfast table and chairs, one and half bowl single drainer sink unit, space for kitchen appliances, tiled splashbacks and door through to the rear hall which provides access to the integral garage and single access door to the rear garden.

The first floor landing provides access to all the bedrooms which are serviced by the partially tiled family bathroom comprising of a panelled bath with shower over, low level w.c. and pedestal wash hand basin.

The front of the property is approached via a driveway which provides off road parking and access to the integral garage. The front garden is mainly laid to lawn with flower and shrub borders. The rear garden offers a good degree of privacy and is also predominately laid to lawn measuring approximately 50 feet in length with shrub and tree borders.

Viewing is highly recommended to appreciate the accommodation provided by this conveniently located property.

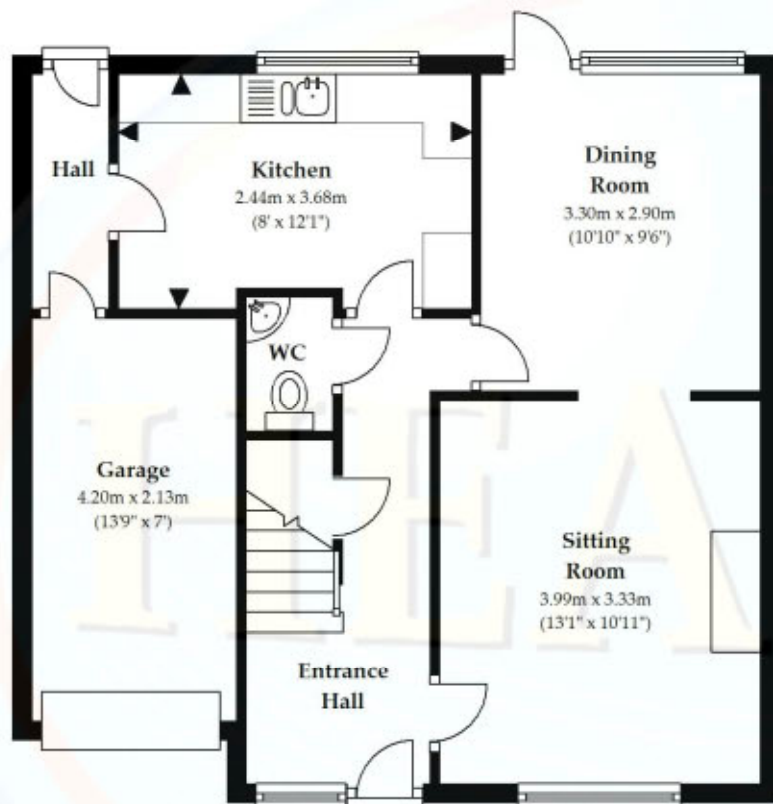
COUNCIL TAX BAND: C ENERGY EFFICIENCY RATING: D

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.



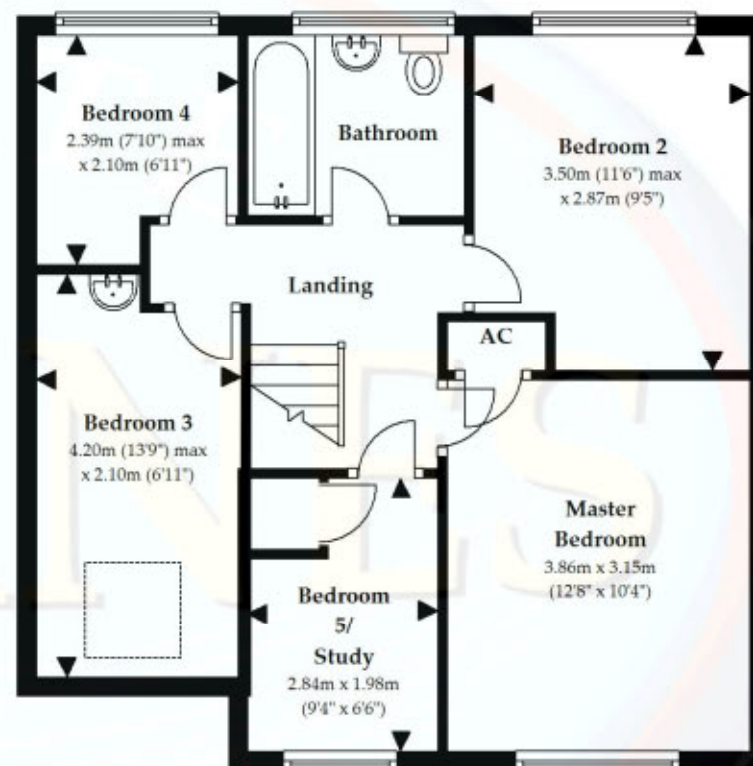
Ground Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.9 sq. feet)



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



LJT SURVEYING

Total area: approx. 108.2 sq. metres (1164.7 sq. feet)

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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