



HEARNES

WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1TS

FREEHOLD

This lovely bungalow is situated within walking distance of all local facilities including a local parade of shops, doctor's surgery and local schools. The Town Centre of Ringwood is approximately mile and a half a mile away.

The front door leads straight into an entrance hallway which is spacious with storage cupboards and wood block effect flooring. The kitchen overlooks the rear and is fitted with a range of units, worktops, tiled splash backs and door onto the driveway. The living room is located to the front and enjoys a triple aspect with windows to either side as well as a door opening onto the front garden; there is ample room to dine if required and a fireplace with inset gas fire. The ground floor bedroom could also be used as a dining room and has access to the conservatory with doors and views across the rear garden. The ground floor shower room is modern and a further cloakroom completes the ground floor.

From the hallway the staircase leads to the first floor which is arranged as two generous bedrooms one to the front and one to the rear, one having use of an en-suite cloakroom/ wc and all having eaves access points for storage.

Outside the property is accessed from the road by a driveway with parking leading to the single garage with up and over door, power and light and room to house additional kitchen appliances. A side gate and fencing provides secure access into the rear garden which is well enclosed by fencing with an area of lawn, mature flower and shrub borders and at the rear of the garage is a substantial garden shed.

COUNCIL TAX BAND: E ENERGY PERFORMANCE RATING: TBC

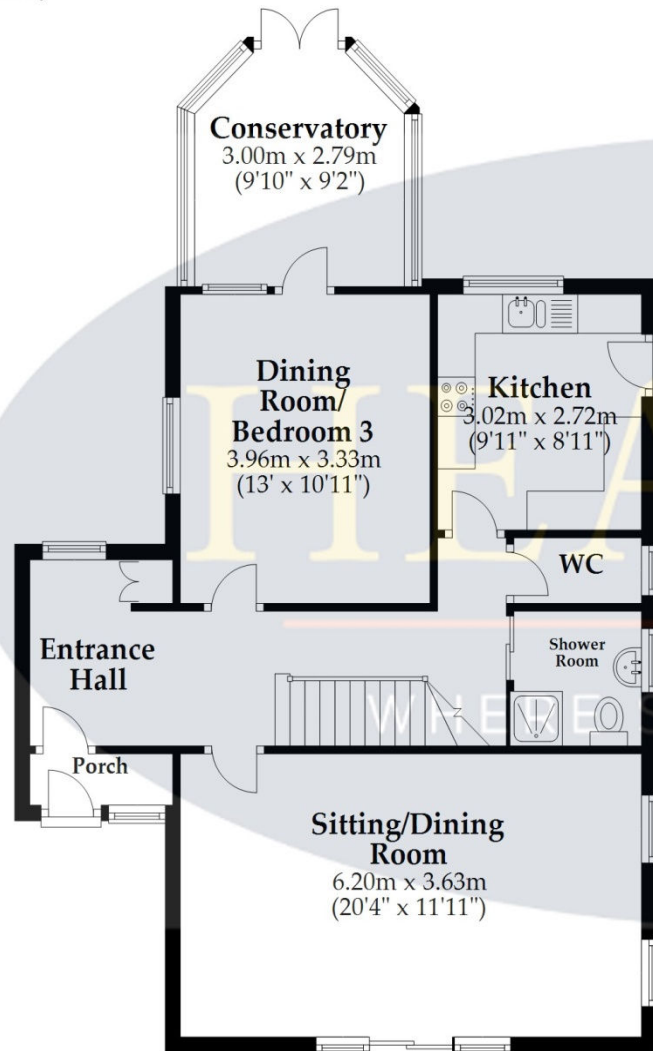
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



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

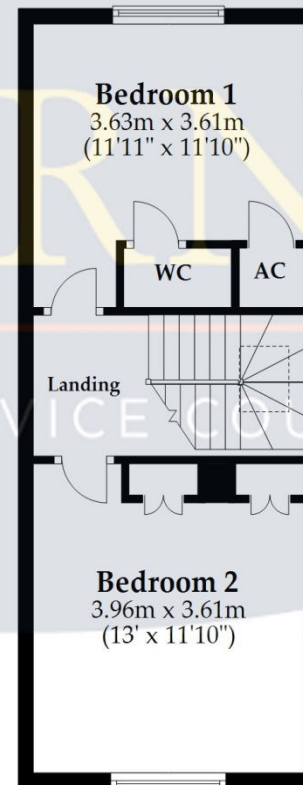
Ground Floor

Approx. 73.7 sq. metres (793.6 sq. feet)



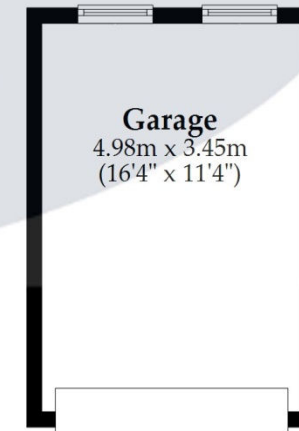
First Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



Outbuilding

Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 125.5 sq. metres (1351.3 sq. feet)

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



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