



**HEARNES**  
WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 1LJ

## FREEHOLD

A lovely private and manageable rear garden, extensive parking and a detached garage, just a few features of this spacious, detached family home that offers flexible accommodation and that is being offered with no food chain.

Located within Ringwood town centre, this property is perfect for anyone needing all of the local amenities close to hand.

It is also perfect for anyone who is looking to create their dream home as the property is in need of modernisation.

The ground floor accommodation comprises a large L-shaped sitting/dining room, a fitted kitchen with adjoining utility room and cloakroom/WC and a lovely large vaulted reception room overlooking the rear garden.

The first floor lies host to three double bedrooms and a generous five-piece family bathroom with separate shower cubicle.

The rear garden is enclosed by panel fencing and laid to lawn with a block paved patio, ornamental pond and greenhouse.

The front is entered via a five bar gate leading to a driveway that provides plenty of off-road parking. This in turn leads to the detached single garage which has an up and over door

**COUNCIL TAX BAND: F**

**ENERGY PERFORMANCE RATING: D**

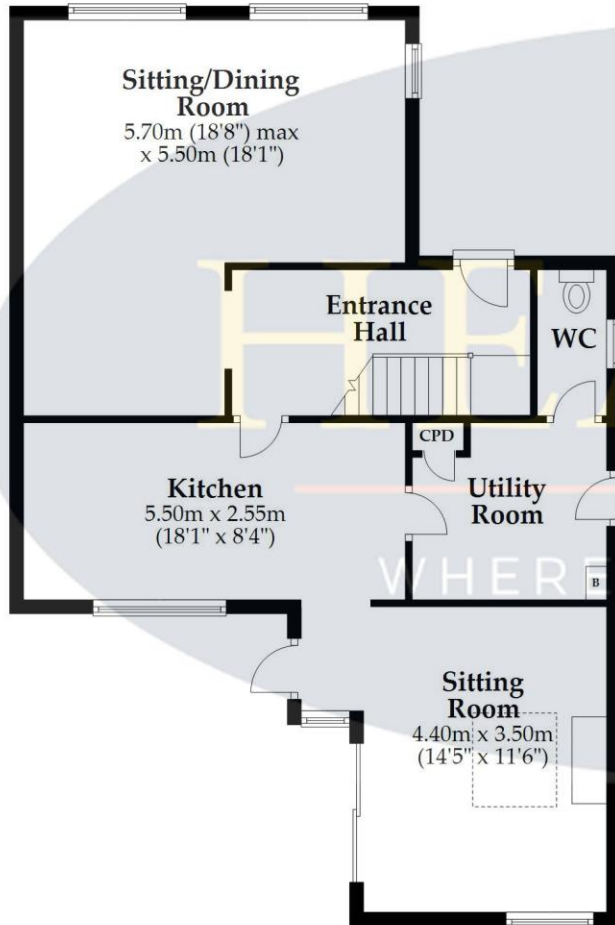
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

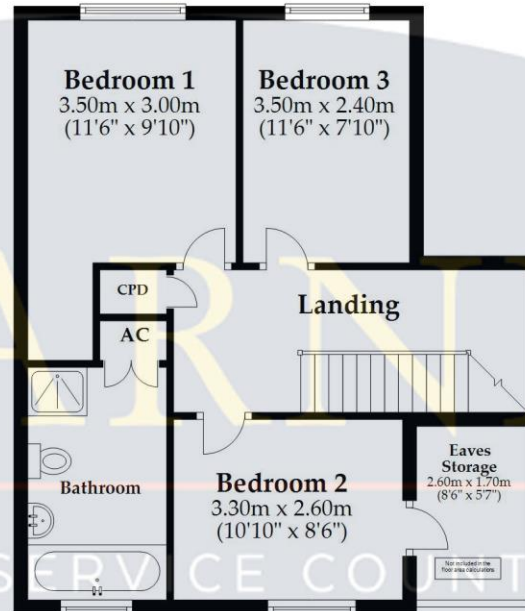
## Ground Floor

Approx. 76.2 sq. metres (820.4 sq. feet)



## First Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



## Garage

Approx. 17.1 sq. metres (184.1 sq. feet)



Total area: approx. 143.0 sq. metres (1538.9 sq. feet)

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



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