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**HEARNES**  
WHERE SERVICE COUNTS



# Ringwood, Hampshire, BH24 1XW

## FREEHOLD

A three bedroom semi-detached house situated in a quiet cul-de-sac location just moments from the locals schools and shopping facilities. In the immediate locality are a primary school, doctor's surgery and pharmacy, local shops, vet, pub, church and bus route all within easy walking distance. Ringwood itself offers all amenities including two supermarkets, health and leisure facilities, cafes and restaurants. There are mainline train stations and international airports at Bournemouth and Southampton. For sailing enthusiasts resorts can be found at Poole, Christchurch and Lymington. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

The well-presented property is entered through the front door into the hallway with access to the dual aspect sitting/dining room with fireplace and picture window overlooking the front and at the dining room end sliding door opening onto the rear patio. From the hallway is also access to the ground floor cloakroom (macerator) and the kitchen. The kitchen is fitted with a modern range of floor and wall-mounted units, part tiled splashbacks and doorway to outside. The kitchen is ideally located next to the dining room ideal for entertaining.

The first floor landing provides access to the three bedrooms, two of which benefit from fitted wardrobes, and are serviced by the modern family bathroom room and separate wc.

The front of the property is approached via a brick pavia driveway providing ample off-road parking with gated access to the rear and single garage with up and over door, power and lighting. There is an area of front garden and the sunny rear garden is a real feature and offers a good degree of privacy and seclusion, being well bounded by hedging and also predominantly laid to lawn with garden shed.

Viewing highly recommended to appreciate the location, aspect and accommodation being offered.

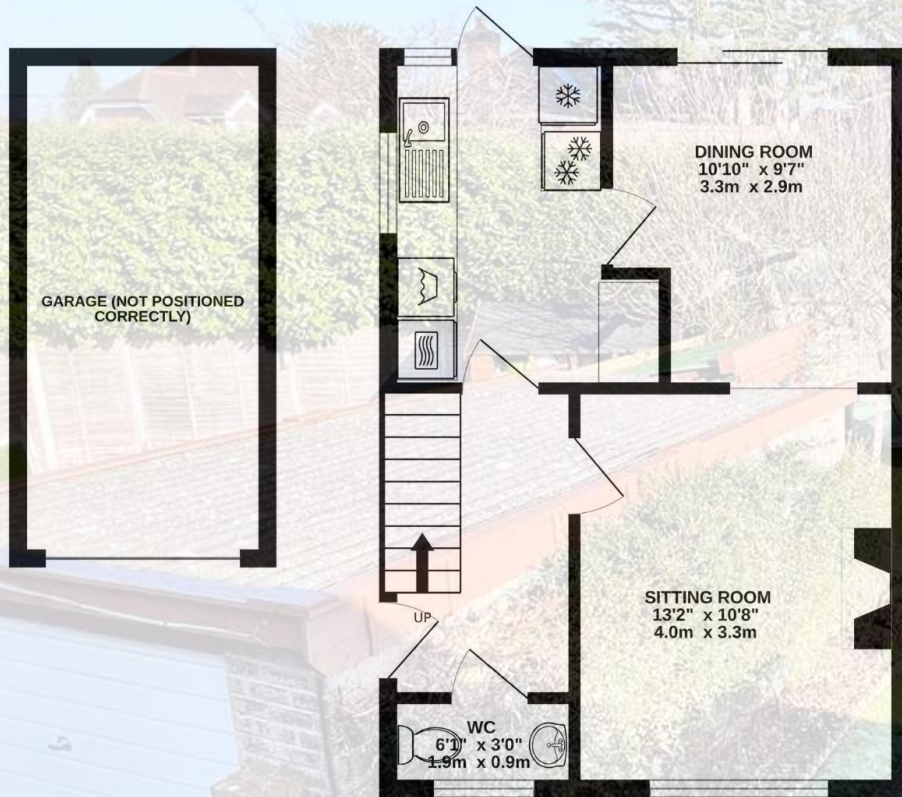
**COUNCIL TAX BAND: C New Forest**  
**ENERGY PERFORMANCE RATING: C**

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.

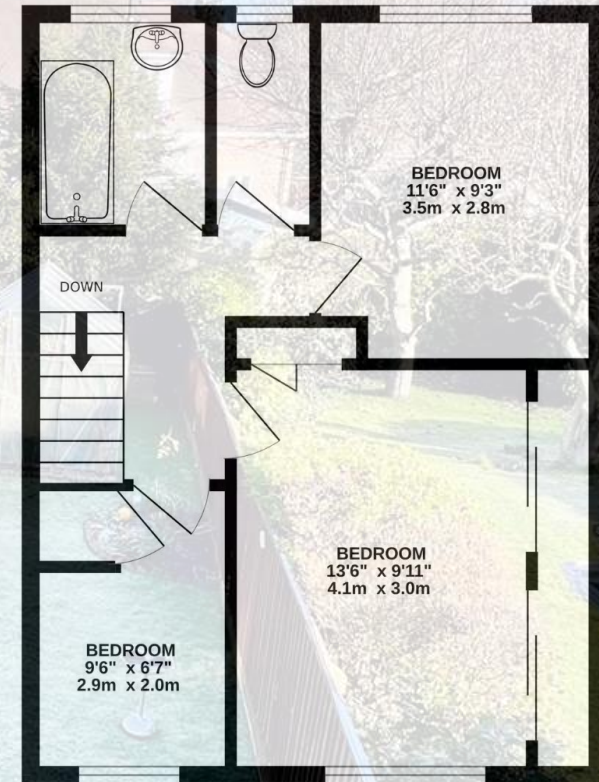




**GROUND FLOOR**  
531 sq.ft. (49.3 sq.m.) approx.



**1ST FLOOR**  
464 sq.ft. (43.1 sq.m.) approx.



**TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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