



HEARNES
WHERE SERVICE COUNTS

137

St Ives, Ringwood, Hampshire, BH24 2LQ

FREEHOLD

A well-presented three double bed roomed detached and extended bungalow offering further potential to improve and situated centrally within a good size and mature plot of almost 0.25 of an acre. The property is located in a popular location close to a highly regarded primary school and open woodlands including Moors Valley Country Park.

The spacious accommodation of approximately 1805 sq. feet comprises of an entrance hall which provides access to the loft and all principle rooms. A generous dual aspect sitting room has sliding doors opening onto the rear garden and an archway through to the dining room which also has sliding doors to the rear garden making it particularly light and bright. The kitchen provides a good range of base and wall mounted units, contrasting worktops and opens into the dining area.

There are three double bedrooms with both bedroom one and two having a feature bay window overlooking the front. Bedroom one also benefits from a partial tiled contemporary en-suite shower room. The remaining bedrooms are serviced by the family bathroom which has a corner bath, separate shower, WC and wash hand basin.

The front of the property is approached via a tarmac driveway which provides ample parking and access to the detached garage which has glazed windows and a personal door to the rear garden. The boundary of the front garden is clearly defined by wooden fencing with lawn areas. The south facing rear garden is well enclosed and mainly laid to lawn with a paved patio area

Viewing is highly recommended to appreciate the location and the remaining potential to improve.

COUNCIL TAX BAND: E Dorset

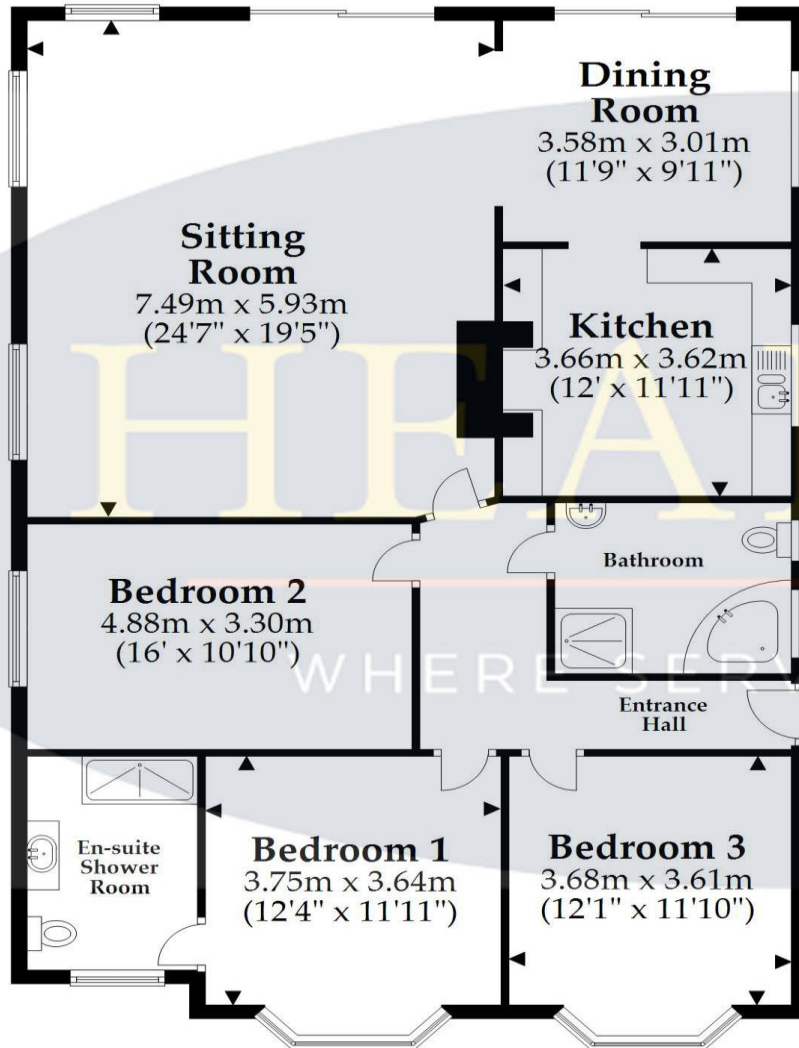
ENERGY PERFORMANCE CERTIFICATE RATING: C

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.



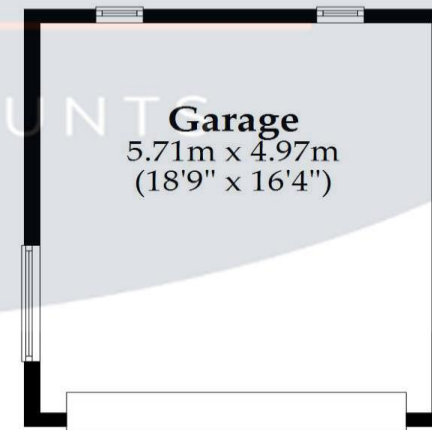
Ground Floor

Approx. 139.3 sq. metres (1499.8 sq. feet)



Garage

Approx. 28.4 sq. metres (305.5 sq. feet)



Garage

5.71m x 4.97m
(18'9" x 16'4")

Total area: approx. 167.7 sq. metres (1805.3 sq. feet)

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



52-54 High Street, Ringwood, Hampshire, BH24 1AG Tel: 01425 489955 Email: ringwood@hearnes.com www.hearnes.com

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