



**HEARNES**

WHERE SERVICE COUNTS

# Ringwood, BH24 3AA

## FREEHOLD

A fantastic location, plenty of off road parking and a beautiful rear garden, are just a few features of this exceptional, semi-detached family home that has been incredibly well maintained and cherished.

Just moments from the Bickerley in the very heart of Ringwood, this beautiful home is perfect for anyone who wants all the local facilities and schools close to hand.

Throughout the extensive improvements over the years, the owners wanted to keep the property's character and charm, including double glazed Georgian style windows, a modern and stylish kitchen / breakfast room and well-appointed family bathroom with large shower. The living room features ample room to dine formally with access to the garden through double glazed patio doors and adjacent to the kitchen is a well arranged utility room.

All three bedrooms are well appointed and two have fitted wardrobes, all serviced by the family bathroom also with shower cubicle. This stunning home further benefits from gas central heating and double glazing.

The rear garden is beautifully private and very much in a cottage style with mature flower borders/ beds and inset shrubs/ trees adding interest. To the front is plenty of off road parking area with access into the attached single garage with electric door.

It must be mentioned that this wonderful home is set in a no through road in a truly unique location so close to Ringwood. The Bickerley is just moments away and a stroll to the Town centre itself. Perfect for anyone with a keen interest in the outdoors the Castleman Trailway and riverside walks are equally as close by.

The property is offered for sale subject to probate which is currently in hand.

**Local Authority: New Forest**

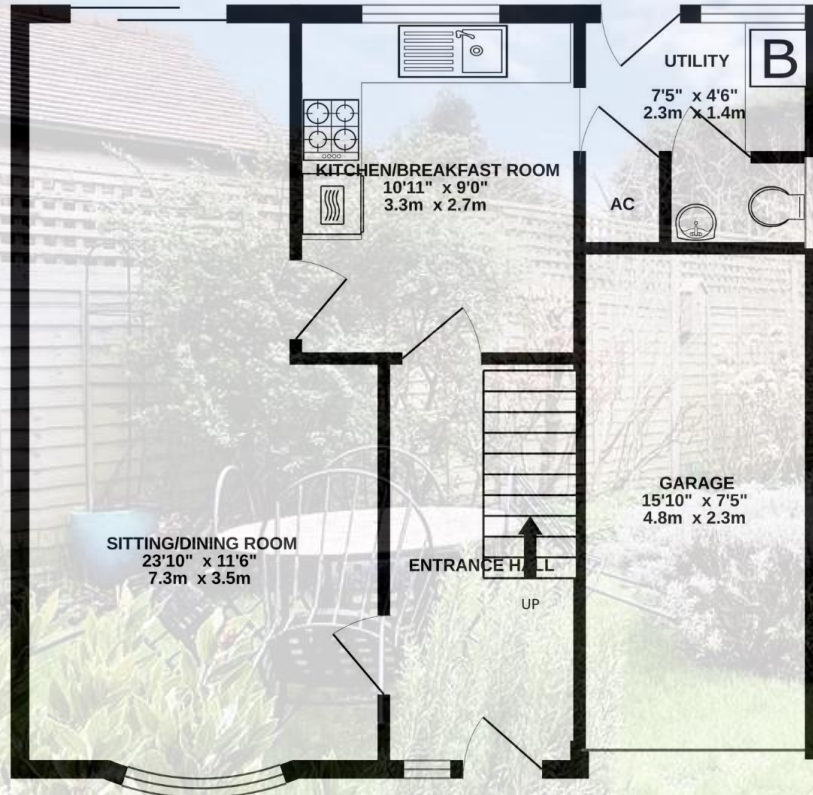
**Council Tax Band: D**

**Energy Performance Certificate (EPC): Rating D**

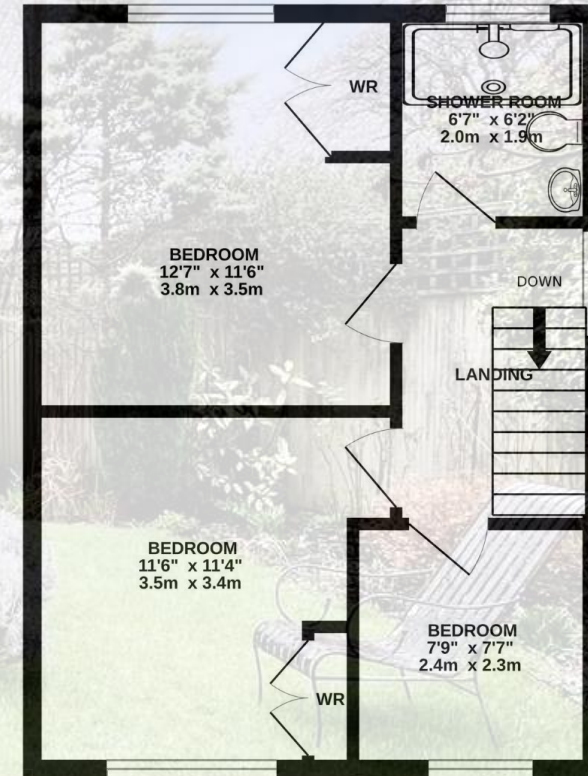
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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