



HEARNES
WHERE SERVICE COUNTS

Ringwood, Hampshire, BH24 1AH

FREEHOLD

Located within a short walk to the Town Centre, local facilities and wonderful countryside walks along the Bickerley this fabulous town centre property provides an excellent arrangement of accommodation having been cleverly converted into three bedrooms by converting part of the garage.

The ground floor accommodation offers an entrance hallway, ground floor bedroom and modern wet room (converted), study and rear hallway with access to the garden. The first floor has a substantial sitting room overlooking the front with feature fireplace and large picture window. To the rear is a generous well balanced kitchen with ample space for a large table and chairs enabling you to dine comfortably. The units have been recently updated with a modern arrangement of shaker style cabinets, worktops and upstand.

From the living room a recess gives access to the stairs which lead to the second floor where there are two generous double bedrooms both serviced by a modern, well equipped family bathroom with vaulted ceiling.

Outside the property is accessed from the front with parking in front of the garage, and access to the storage room by way of electric roller shutter door. Formally the garage this area has been converted and is ideal for bikes / secure storage. A communal side gates leads around to the rear of the property with a private gate giving access into the rear garden. A pretty and enclosed area with lawn and flower beds which is well placed for the sun provides access to the study and rear hallway.

Agents Note: The property has been modernised throughout with recently replaced kitchen and bathrooms and more recently double glazed windows having just been installed. For those looking for a swift transaction the property is available chain free.

COUNCIL TAX BAND: C

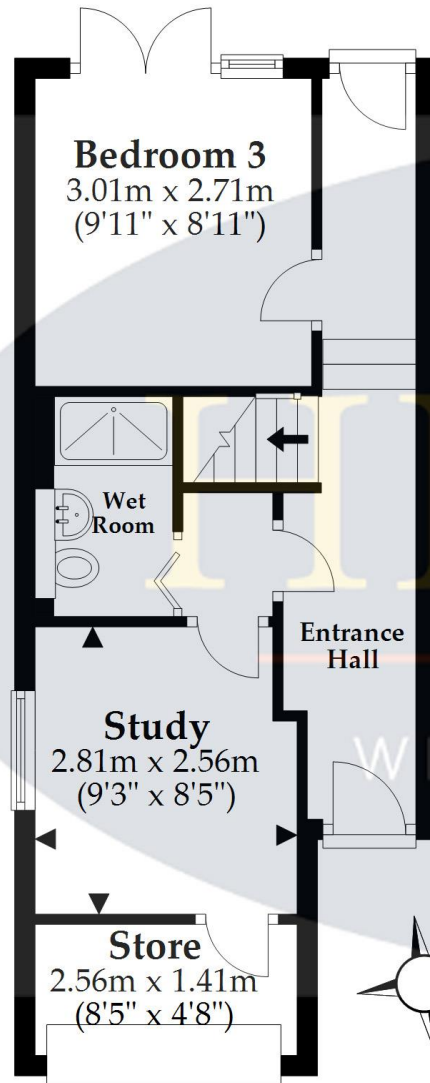
ENERGY PERFORMANCE RATING: D

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



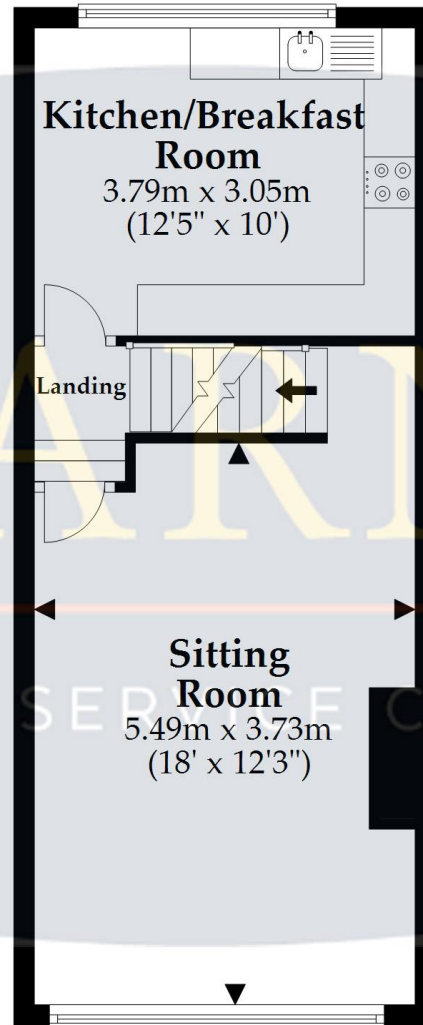
Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



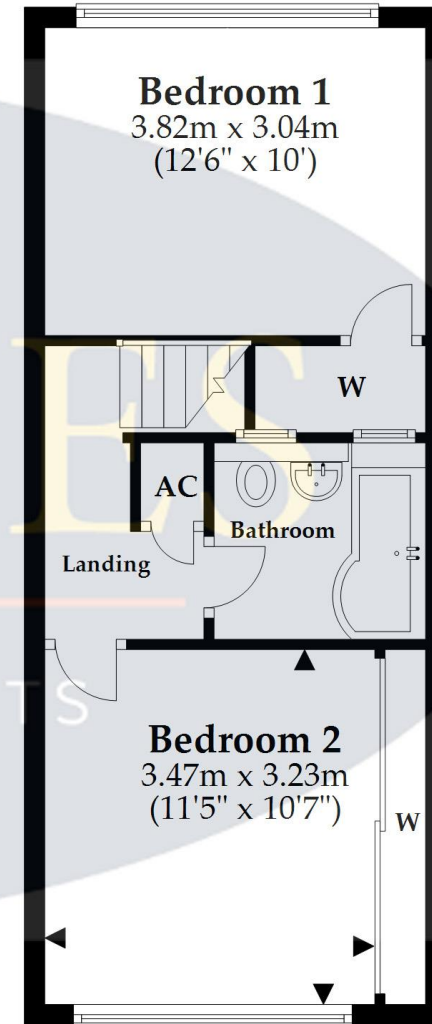
First Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



Second Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 105.2 sq. metres (1132.2 sq. feet)

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



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