



**HEARNES**  
WHERE SERVICE COUNTS

# Ringwood, Hampshire, BH24 3LN

## FREEHOLD

OFFERED WITH NO ONWARD CHAIN is this well presented four bedroom semi-detached house situated in a popular residential location within walking distance to local schools, convenience store and Poulner Lakes. Ringwood provides an extensive range of shops, educational and recreation facilities. Commuters are well provided for with excellent transportation links to Bournemouth, Poole, Salisbury and Southampton and mainline train stations and international airports at Bournemouth and Southampton. The golden sands of Bournemouth beaches and the New Forest National Park are also within easy reach.

The property comprises of an entrance porch an ideal place hanging coats and opens into the sitting room which over looks the front aspect and has a feature fire place and stairs rising to the first floor. A separate dining room overlooks the rear garden and is partially open to the kitchen. The kitchen offers a good range of both floor and wall mounted units complementing black granite worktops and splashbacks, integrated appliances which include oven, grill and microwave a four ring hob with chimney style extractor over. The is also space and plumbing for a tumble dryer, washing machine and dishwasher. An additional reception room and two shower rooms are accessed off the sitting room and are a fabulous additions to the property and utilizes the previous garage space.

The first floor landing provides access to the four bedrooms with bedroom one benefitting from a double wardrobe. All the bedrooms are serviced by the contemporary four piece suite comprising of a P bath with shower attachment over, low level WC, vanity unit with inset wash hand basin and bidet

The front of the property is mainly laid to block paving which provides off road parking for two cars with a lawn area to the side. There is access to the back of the property via the right-hand side pedestrian gate. The rear garden well enclosed and is mainly laid to lawn with a paved patio areas providing space for al fresco dining.

Viewing is highly recommended to appreciate the popular location.

**Local Authority: New Forest**

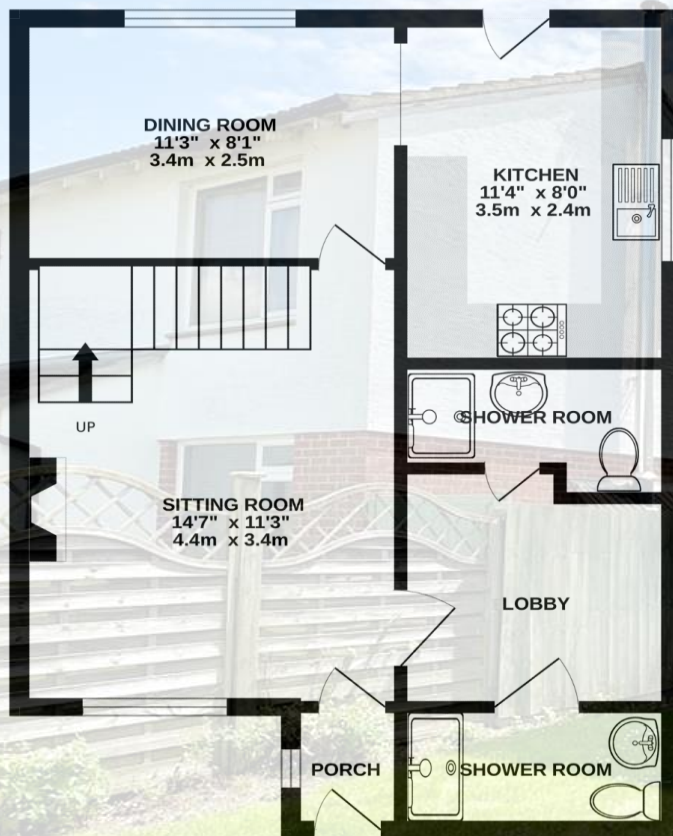
**Council Tax Band: C**

**Energy Performance Certificate (EPC): C**

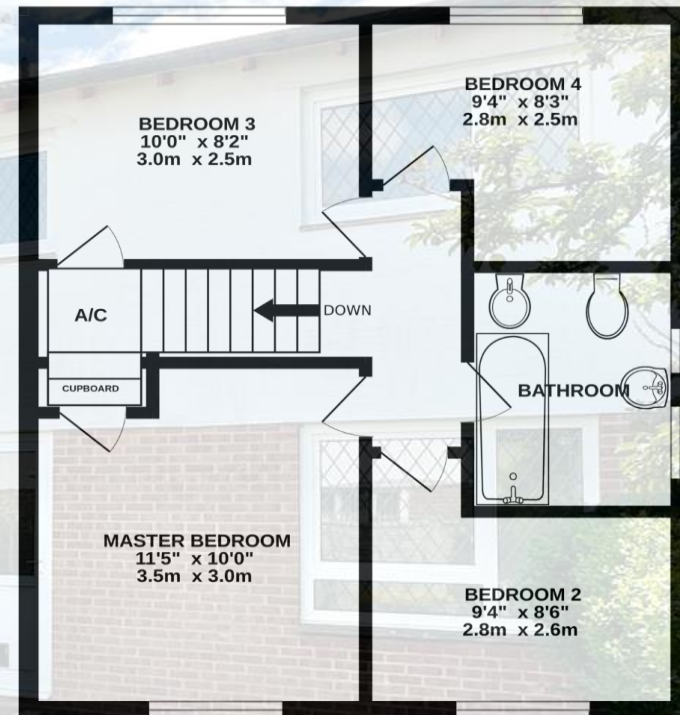
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



**GROUND FLOOR**  
478 sq.ft. (44.4 sq.m.) approx.



**1ST FLOOR**  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE

