



Linford Road

Ringwood, BH24 1TY

S P E N C E R S





The Property

The home is accessed via a front porch, perfect for storing coats and shoes. The bright and spacious living room, with a log burner offers a comfortable layout for both relaxing and entertaining. It flows directly into the modern kitchen at the rear of the home.

The kitchen, newly fitted in September 2024, features sleek units, granite flooring and plenty of natural light. A door opens onto the south-facing garden, creating an easy indoor-outdoor connection.

Upstairs offers three bedrooms. The main bedroom is spacious with built-in storage, the second fits a double bed and the third is ideal for a single bed, use as a home office, or nursery, with access to the loft room. The updated bathroom includes a bath, shower and granite tiling.

The home was fully renovated in September 2024, making it move-in ready and compliant with current rental regulations. Updates include a new bathroom, granite floors and tiles, a new boiler, water tank, electric distribution box and plumbing. Additional improvements include extractor fans with ducting, new fascias, fresh decor, new carpets and individually lockable bedroom doors.

New double-glazed windows have been installed in the lounge, porch and loft room, while all existing windows are also double glazed. With quality upgrades throughout and a sunny garden, this home is ideal for both families and investors.



3



1

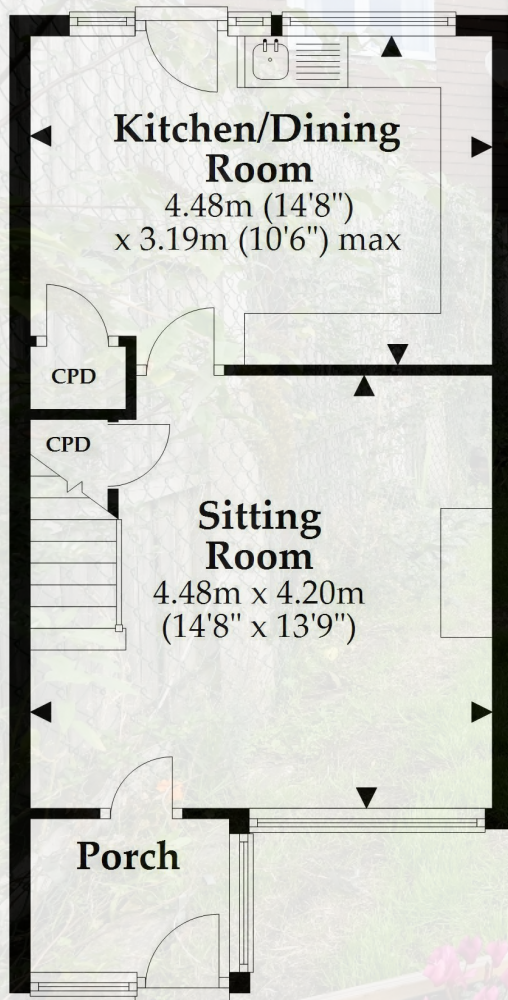


1

FLOOR PLAN

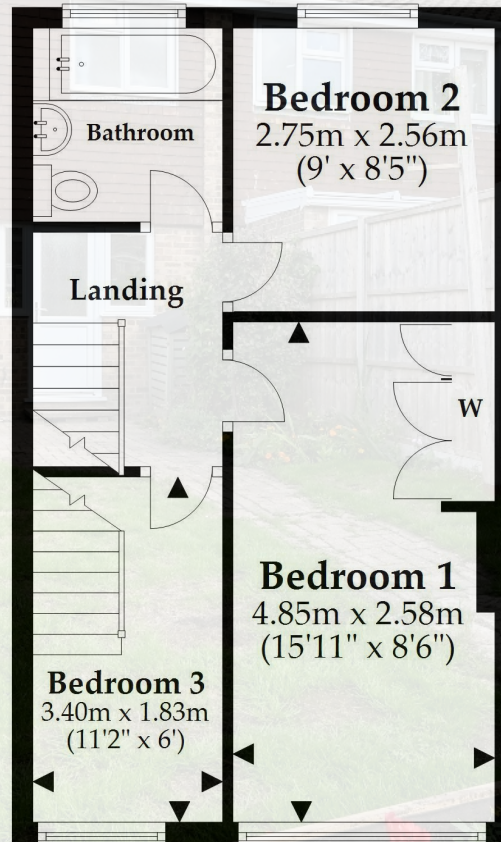
Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



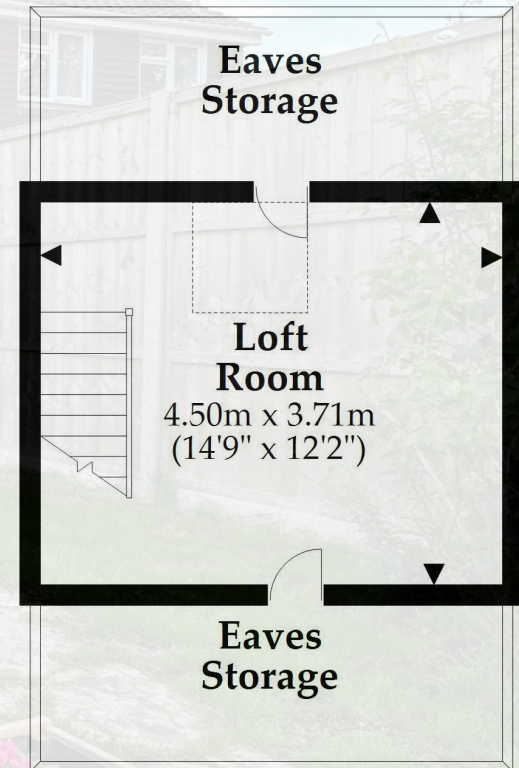
First Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Second Floor

Approx. 16.7 sq. metres (179.7 sq. feet)



Total area: approx. 88.1 sq. metres (947.8 sq. feet)

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





The Situation

This characterful property is conveniently located within level walking distance of the local Poulner community, including a Tesco express with integral Post Office, bakery, off licence, vet, dentist and doctors surgeries and pharmacy, the London Tavern and the Poulner Infant and Junior Schools. The property is situated just a stones throw away from the beautiful New Forest which offers thousands of acres of natural heath and woodland ideal for walking, cycling and riding. Ringwood town centre is nearby, offering an excellent range of shops, boutiques, cafes and restaurants as well as two well-known supermarkets and two leisure centres. The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and International airports at both Bournemouth and Southampton.

Directions

From the main roundabout in Ringwood opposite the Furlong car park, take the exit onto Southampton Road. Proceed along this road for about a mile before coming to a small roundabout opposite the White Hart public house. Turn left here onto Gorley road and continue along this road for 0.2 of a mile before turning right into Linford Road. The property can be found just past the London Tavern on your right hand side.





Outside

Outside, the rear garden enjoys a sunny, south-facing aspect. It features a small patio area, ideal for outdoor dining, with the remainder of the garden laid to lawn. A path runs along the side of the property, leading to rear gates that provide access to the off-road parking area.

Additional Information

- Tenure: Freehold
- Energy Performance Rating: C Current: 72C Potential: 86B
- Council Tax Band: C
- Mains Electricity, Water and Drainage
- Gas Central Heating
- Superfast broadband with speeds of 80 Mbps is available (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity

Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersproperty.com