



22 Christchurch Road

Ringwood, BH24 1DR

SPENCERS  
NEW FOREST



## The Property

A vacant, semi detached, three bedroom house which was built around the 1900 which requires modernisation. The property is offered for sale on an informal tender.

The accommodation comprises: Entrance hall two reception rooms, kitchen, rear lobby and cloakroom, three first floor bedrooms and family bathroom.



- Entrance hall with attractive staircase and a walk in storage room
- Living room to front aspect with fireplace
- Dining room to rear aspect
- Kitchen fitted with a range of base, wall and drawer units, built in oven and space for fridge and washing machine
- Rear lobby and cloakroom



2



3

1

# FLOOR PLAN



Total area: approx. 118.2 sq. metres (1272.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.  
Plan produced using PlanUp.



## Services

Drainage:

Heating:

Energy Performance Rating:

Ofcom internet speeds up to Mbps (Superfast)

## The Situation

The properties are conveniently situated within walking distance of the historic market town of Ringwood, excellent local schools and the David Lloyd leisure centre. Ringwood is situated on the edge of the Avon Valley and the New Forest National Park and offers a superb range of independent and high street shops, boutiques, cafes and restaurants. The easily accessible A338 provides a direct route to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), and to the city of Salisbury (approximately 18 miles north), and the A31 links to Southampton (approximately 18 miles east via the M27) and London, approximately 2hrs distant (via the M3 & M25). There are international airports at both Southampton and Bournemouth.

## Directions

From the main carpark in Ringwood come into the town along Mansfield road through two sets of traffic lights then turn right at the mini roundabout into Christchurch road and continue along this road and you will come to the property on your left next to the Conservative club.

Spencers of The New Forest 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:

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