



Christchurch Road

Ringwood, BH24 3AS

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NEW FOREST





The Property

A charming two-bedroom, Victorian cottage with character features throughout, within a short level walk of Ringwood Town. Outside, the property offers a delightful south-west facing rear garden.

- Generous, front aspect living room with feature log burner and attractive stone Hearth
- A bright and airy kitchen/dining room fitted with a good range of base and wall units, practical Vinyl flooring, four-ring electric hob and inset oven and space for fridge/freezer
- Rear door opening onto patio and gardens
- A tastefully appointed family bathroom comprising a three piece white suite
- Staircase rising to the first-floor landing providing access to two double bedrooms
- A spacious principal bedroom with feature fire place and space for wardrobes
- Bedroom two enjoys a pleasant aspect over the rear garden
- UPVC double glazed windows and doors throughout



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FLOOR PLAN

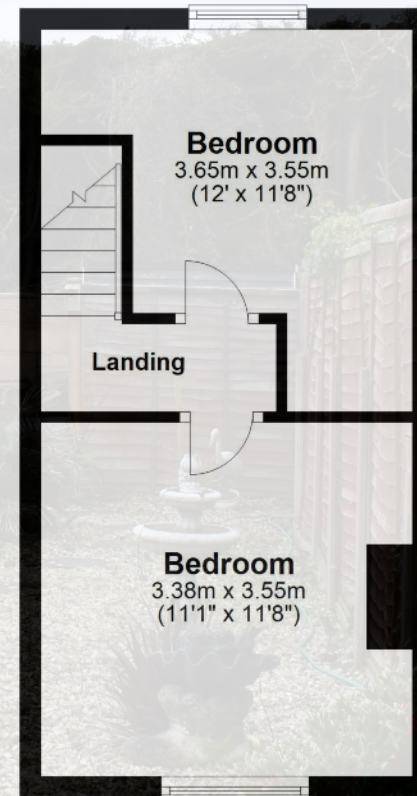
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.5 sq. feet)



Total area: approx. 59.9 sq. metres (645.3 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.





New Forest National Park



The Furlong Shopping Centre

Situation

Ringwood town centre is approximately $\frac{3}{4}$ of a mile away, offering an excellent array of independent and high street shops, cafes and restaurants as well as two supermarkets. The easily accessible A338 links to the larger coastal towns of Bournemouth and Christchurch, which are approximately 8 miles South, and Salisbury, approximately 18 miles North. Southampton is approximately 18 miles East via the A31, and London, by car, approximately 2 hours distant.

Services

Energy Performance Rating: TBC

Council Tax Band: B

All mains services connected

Available download speeds of 80 Mbps (super fast)

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 for 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.



Grounds & Gardens

- A private, low maintenance, south-westerly facing rear garden which is mainly laid with gravel
- Adjacent is a patio area leading off the kitchen, perfect for alfresco dining in the afternoon and evening sun
- To the rear of the garden, is space for a large garden shed or potential home office/gym
- Side access across the neighbouring properties



Directions

From the centre of Ringwood, take Mansfield Road/B3347 heading south. At the mini roundabout take the first exit onto Christchurch Road. At the next mini roundabout take the second exit, continuing along Christchurch Road; proceed for approximately a quarter of a mile and the property can be found on your right hand side just before the David Lloyd turning.



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

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