



Nursery Road *Ringwood Road, BH24 1NF*

SPENCERS
NEW FOREST



The Property

A most charming two-bedroom semi-detached Victorian house, which is located in a quiet lane within a short walk of the town centre.

This well presented home features an attractive living area with original wood stripped floors, open fireplaces, a beautifully fitted kitchen and two generous first floor double bedrooms.

Outside there is off-road parking and private rear gardens.

A generous dining room with attractive wood stripped floors, part wooden panelled walls, a contemporary style fire surround with a fitted wood burning stove.

The living room, with front aspect, features a cast iron open fireplace.

The kitchen is fitted with painted Shaker style units with a good range of base wall and drawer units, contrasting wooden work tops, fitted appliances include electric hob, oven, microwave and an integrated dishwasher, white enamel ceramic sink with monobloc tap and ceramic tiled floors. French doors lead to the rear garden.

Stairs from the dining room lead to two first floor bedrooms with built-in wardrobes, the principle bedroom benefits from an original cast iron fireplace. The family bathroom comprises a modern three piece suite which includes a panel bath and shower over with screen, tiles walls and wood effect floors.



FLOOR PLAN

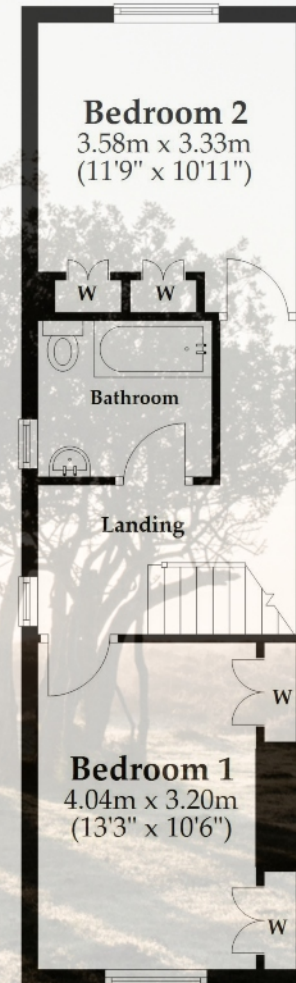
Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 75.7 sq. metres (815.1 sq. feet)

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



Grounds & Gardens

The property is approached by a gravel drive with off-road parking for two vehicles, useful wood storage and access via the side to a private rear garden which has close boarded fencing and a variety of small trees, shrubs and some ground covering plants. A patio lies adjacent to the rear of the property.

Additional Information

Tenure: Freehold
Council Tax Band: C
Energy Performance Rating: D Current: 58D Potential: 85B
Property construction: Standard

Mains gas, electric, water and drainage

Superfast broadband with speeds of up to 80 Mbps is available at the property.





The Furlong Shopping Centre



New Forest National Park

Directions

From the main central car park in Ringwood, go through the traffic lights along Mansfield road, turn left at the next mini roundabout into Christchurch road, continue along and turn left before the Lamb Inn into Hightown road and then shortly turn left into Nursery road, continue down this road and you will come to your property on your right.

The Situation

Conveniently located in a quiet position within a level walk of the town centre of Ringwood and has the added benefit of a private health and sports club nearby. Ringwood is an old medieval market town offering a range of shopping facilities, boutiques, cafe's and restaurants.

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.

Important Notice

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:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com