



North Poulner Road

Ringwood, BH24 1SW

S P E N C E R S





The Property

A well-presented and vacant three-bedroom detached chalet-style home recently modernised and situated in a desirable location, enjoying a large rear garden with a rural backdrop. The property offers a bright and spacious layout with updated interiors, including a newly fitted kitchen with tiled flooring, refurbished bathrooms and new carpets and flooring throughout.

Upon entering, you are welcomed by a spacious entrance hall featuring new flooring, a ground floor cloakroom and a modern family bathroom. The bathroom is fitted with a panelled bath, a modern vanity unit with drawers beneath, fully tiled walls and porcelain wood-effect tiled flooring.

The living room is generously proportioned and benefits from a double aspect, allowing for plenty of natural light from both the front and rear elevations. The newly fitted kitchen is well-equipped with a wide range of base, wall and drawer units, completed with wood-effect worktops. It includes a one-and-a-half bowl inset sink with a chrome monobloc tap, a five-burner gas hob with stainless steel extractor above, a Bosch double oven, integrated dishwasher and fridge/freezer, a pull-out larder cupboard and a cupboard housing the boiler and new consumer unit.

Leading off the rear lobby is a bright and airy sun lounge, finished with modern flooring and a built-in unit with space and plumbing for a washing machine.

An open-tread staircase leads to the first-floor accommodation, which comprises two double-aspect bedrooms, both offering access to eaves storage. A modern shower room serves the upper floor and is fitted with an attractive three-piece suite and tiled flooring.



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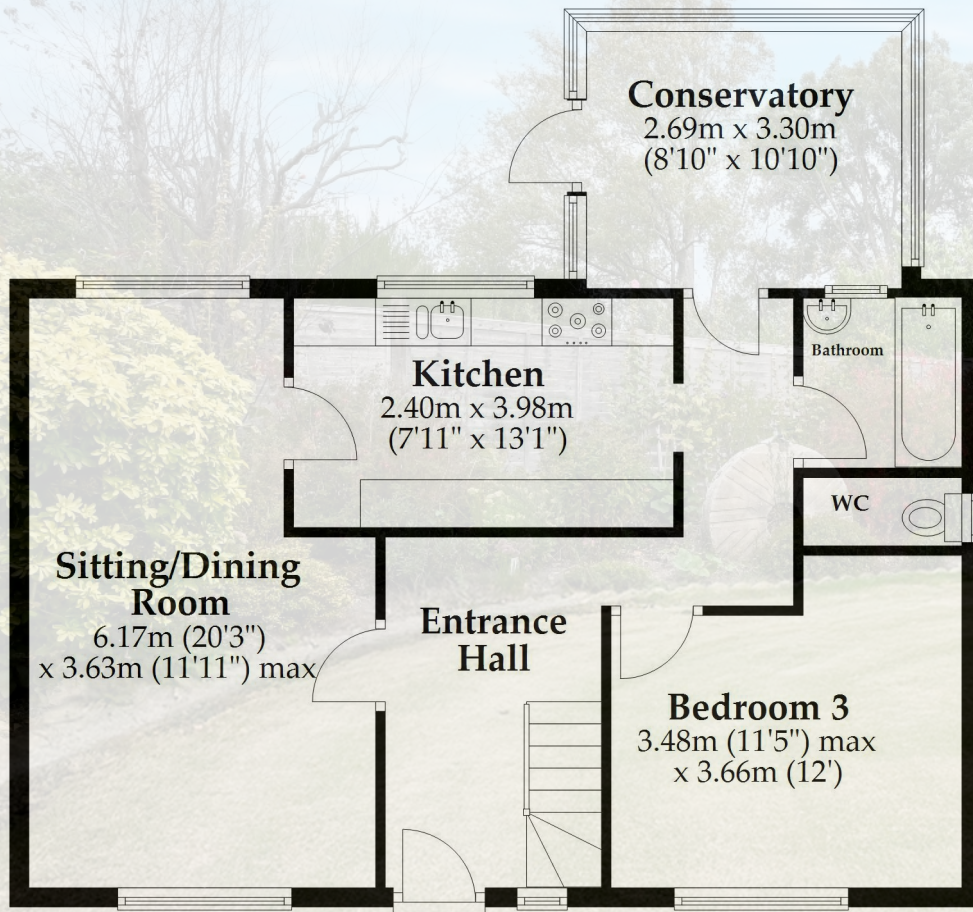


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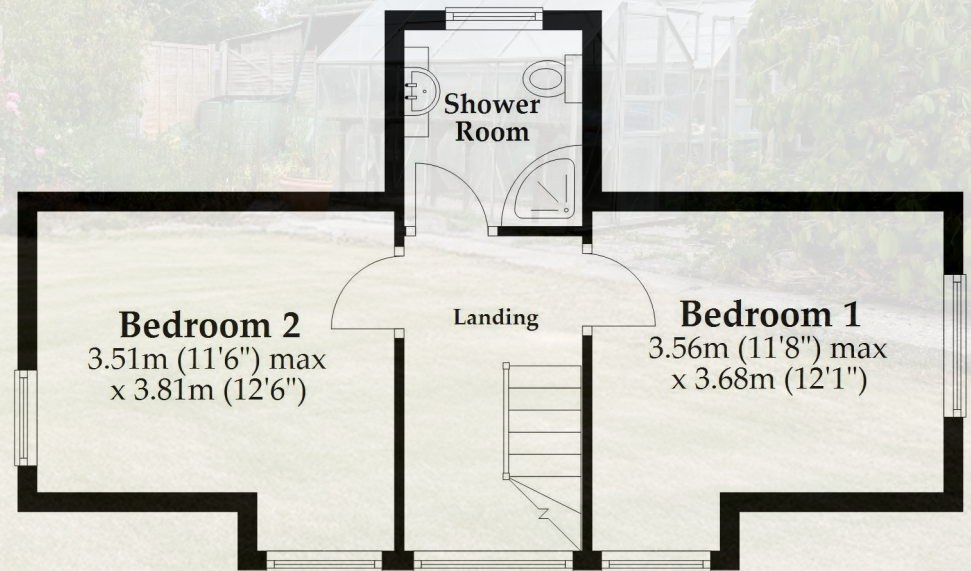
FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



Total Floor Area: approx. 112.8 metres (1214 sq. feet)

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





Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Energy Performance Rating: C Current: 69C Potential: 83B
- Mains Connection to electricity, water and drainage
- Gas Central Heating
- Superfast broadband speed of up to 65 Mbps (Ofcom)
- ADSL Copper-based phone landline

Directions

From the main Ringwood Roundabout, join the A338 heading towards Fordingbridge. Shortly along this road, turn right into Old Salisbury Road, then bear left into Northfield Road. Continue along this road and you will find North Poulner Road on your left. Proceed along North Poulner Road, bearing right and the property will be found on the left-hand side, clearly marked by our 'For Sale' board.





Grounds and Gardens

Outside, the property is approached via a spacious driveway providing ample off-road parking, leading to a detached single garage. The front garden has been landscaped for low maintenance, with a boundary wall, a variety of small shrubs and some hedging. The rear garden is particularly generous, featuring a long sweeping lawn bordered by fencing, mature planting, small trees and flower beds. Additional features include a pond, a garden workshop and two greenhouses - ideal for keen gardeners.

The Situation

The property is superbly located within walking distance of the centre of Ringwood, including doctors surgeries and dentists and all three Ringwood Schools, yet is just on the edge of the beautiful New Forest, offering thousands of acres of natural heath and woodland which is ideal for walking, cycling and riding. Ringwood town centre offers 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.

Important Notice

By prior appointment only with the vendor's selling agents Spencers Property.

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

www.spencersproperty.co.uk