



95 Hightown Road Ringwood Hampshire BH24 1NJ

**WOOLLEY
& WALLIS**

Offers in excess of: £320,000

CASH BUYERS ONLY. Set on a CORNER PLOT, this charming deceptively SPACIOUS FOUR bedroom family chalet style house, is offered with NO CHAIN. The property offers potential and overall is approx. 1650 SQ FT.

Walking distance to Ringwood Market Town and the local schools.

 3  4  1

The Situation

The popular market town of Ringwood has much to offer in the way of amenities, including numerous country pubs & restaurants, boutique shops, a David Lloyd Health & Leisure Club and is host to much sought after educational establishments. The area borders The New Forest, giving access to acres of moor, heath and woodland offering a wide range of pursuits such as cycling, walking, riding & fishing. The A31 & A338 dual carriageways provide links to the sandy coastline of Bournemouth (8 miles south), Salisbury (18 miles north) & the M27 for Southampton (18 miles east). National Express coaches make regular trips to London and all its airports.

Interior:

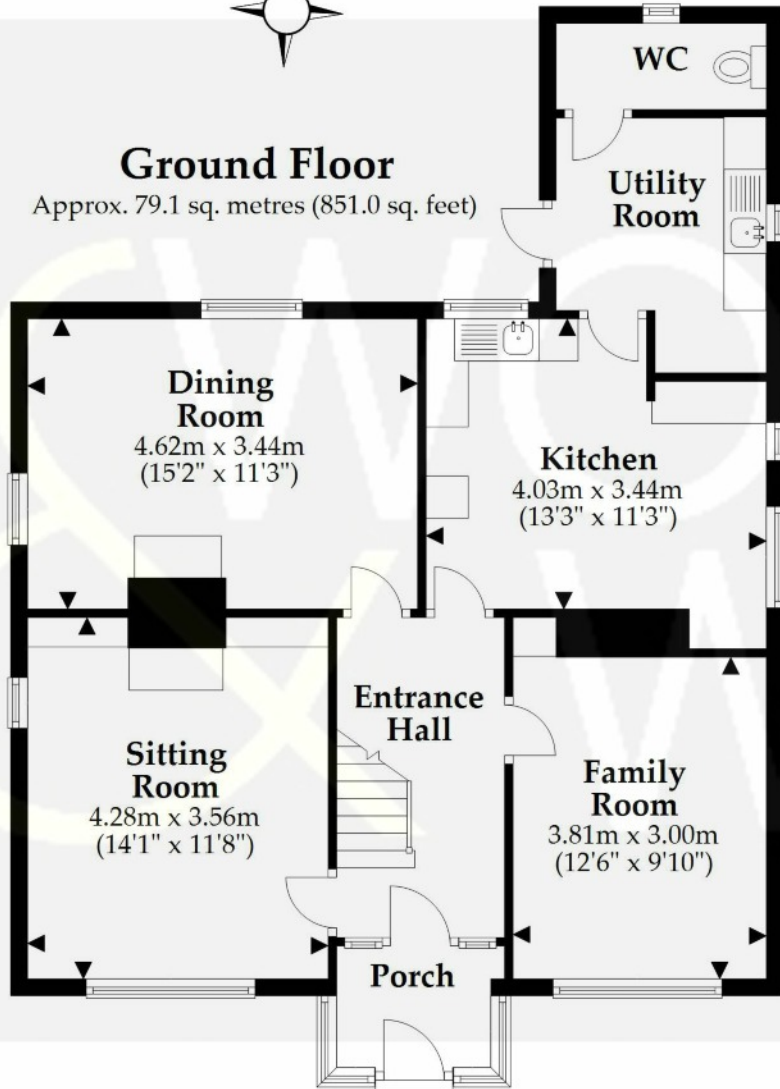
The front door leads into the porch with a door to the hallway. To the front left of the property is the sitting room with a brick fireplace, built in low level cupboards either side of the fireplace and shelving above, to the front right is a family room which could be used as a study. The dining room is to the rear of the property overlooking the gardens. A kitchen adjacent with a tall built in cupboard, space for fridge/freezer and cooker and a small table and chairs. A stable door leads to the utility with plumbing for washing machine and a cloakroom with w.c. Door leading off to the rear garden.





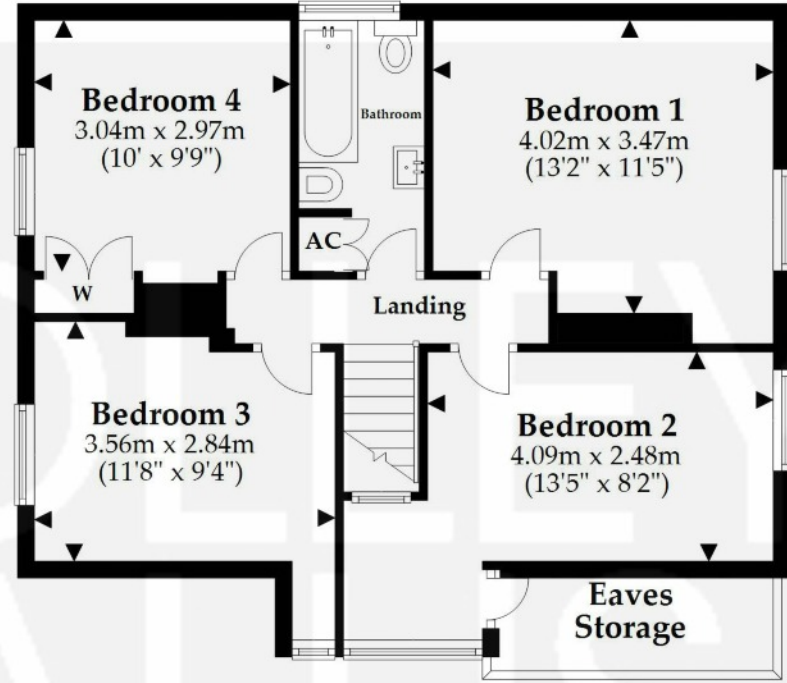
Ground Floor

Approx. 79.1 sq. metres (851.0 sq. feet)



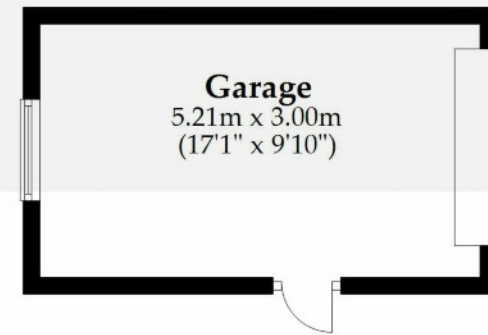
First Floor

Approx. 58.2 sq. metres (626.5 sq. feet)



Garage

Approx. 15.6 sq. metres (168.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2020.



The stairs from the hallway lead to the landing where there are four good sized bedrooms all serviced by the family bathroom with a bath and overhead shower and airing cupboard. Bedroom four has a built-in wardrobe.

Exterior:

The property is approached via a gated pathway with lawns either side to the front, south facing garden. Patio area for seating. To the rear is the driveway with access to the single detached garage. The secluded garden is enclosed with fencing, bordered with shrubs, mature flowering plants and trees

Services: All mains services are connected

Council Tax Band: E

Local Authority: Hampshire County Council

EPC Rating - Current; 53E **Potential;** 74C

Viewings

All viewings should be by appointment only arranged through our Ringwood office: 23, High Street, Ringwood, Hampshire, BH24 1AB, T: 01425 482380
E ringwood@w-w.co.uk





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