



35 West Street Ringwood Hampshire BH24 1DY

**WOOLLEY
& WALLIS**

Guide Price £280,000

TWO Bedroom TOWNHOUSE development in TOWN CENTRE. With 10 year NEW BUILD warranty, ideal FIRST TIME BUYER/ INVESTMENT PROPERTY. Heatmiser under floor



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 & a local Post office 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 grey carpeted hallway with a storage cupboard under the stairs. Heatmiser under floor heating, throughout the downstairs. To the front of the property is the Master bedroom, grey carpeted and wardrobe cupboard with a white en-suite shower room. Corner shower, sink, w.c. and heated towel rail. Patio Doors lead off the bedroom to the block paving area, where the sun sets.

The open spindle stairwell leads to the landing with a velux window. Directly in front is the light and airy Kitchen/Dining area with velux windows one side and opening windows the other.

The kitchen has wall and base units with integrated appliances, including Bosch cooker and hob. Caple washing machine, dishwasher and separate fridge and freezer and pull out waste bins. Vinyl flooring and wall unit housing the Espirrit boiler. The living area is grey carpeted.

Bedroom two has a window to the front and a t.v point.





The bathroom has a white suite comprising of a bath with a shower attachment, sink with base unit and w.c. Velux window and heated towel rail.

Exterior:

The property is approached via a shared tarmac driveway then block paving. Car port for one vehicle with lighting and outside tap.

Services:

All services are connected to the property.

Council Tax: TBC

Local Authority: Hampshire County Council

EPC - Current: TBC **Potential:** TBC

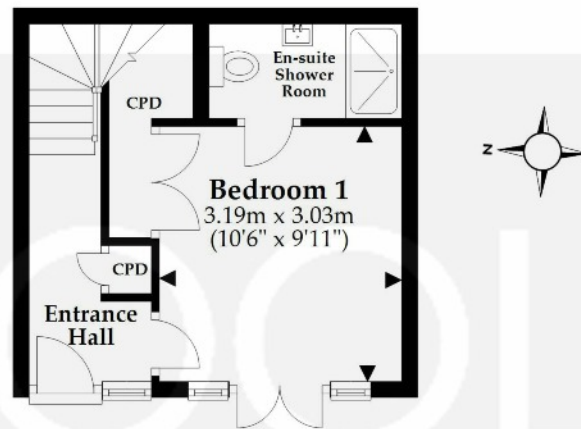
Viewings

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



Ground Floor

Approx. 20.8 sq. metres (224.2 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 sq. feet)

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



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 October 2018