



27 Hightown Road Ringwood BH24 1NQ

WOOLLEY
& WALLIS

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Guide price: £260,000

Victorian, believed to be railway workers cottage. Two bedroom, end of terrace property within walking distance to the town and CASTLEMAN TRAILWAY. Scope to add value and extend STPP and available for viewing right away.

 1  2  1

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:

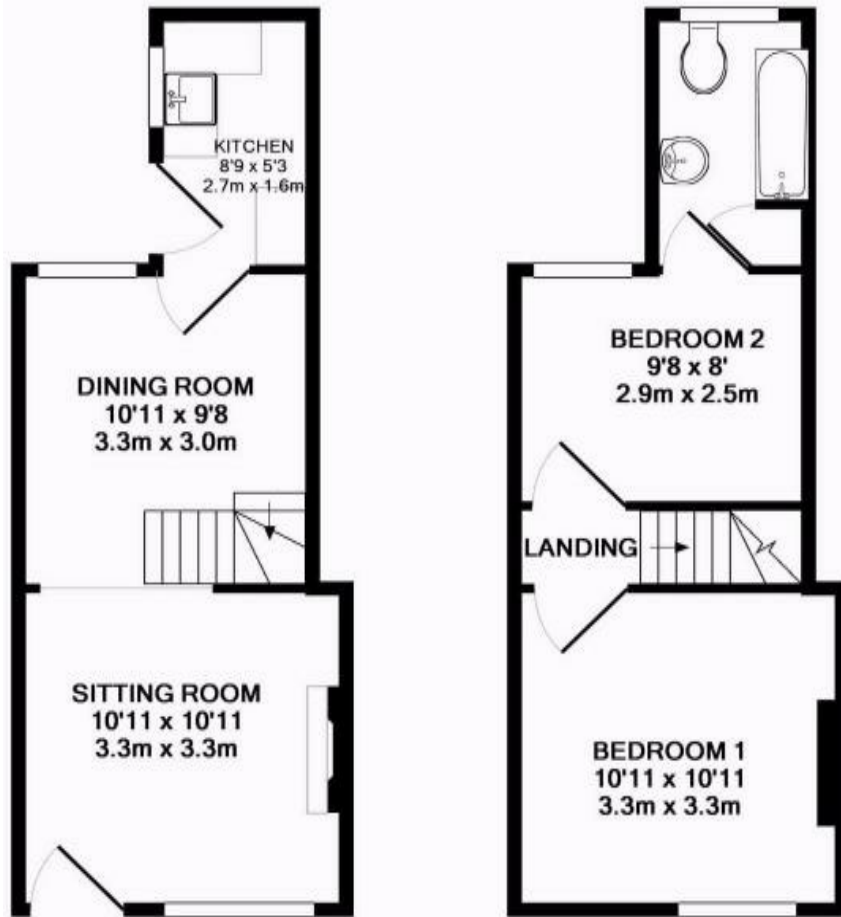
The front door leads into the lounge / diner with solid wood flooring which leads through to the kitchen. Beautiful wood burning stove in the lounge. Stairs bring a separation to the open space of the room. The kitchen is to the rear with a side door out to the garden.

Separate utility room with space for laundry appliances, additional storage and also houses the gas boiler- to the rear of this there is also an outside toilet.

The first floor offers two bedrooms and a family bathroom. The primary bedroom is to the front of the property and is a good-sized double room with the matching wood floors to the lounge / diner. Bedroom 2 is a large single room which leads to the family bathroom.

The family bathroom has a shower over bath and matching white suite.





GROUND FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 August 2023



Exterior:

End of terrace property with rear garden laid to lawn with fencing either side and a large storage shed accessed via the gate from the front.

Services: All mains and services are connected.

Local Authority - Hampshire county council

Council Tax Band: B

EPC Rating: Current: 53E Potential: 86B

All viewings should be by appointment only arranged through our Ringwood office.

Telephone: 01425 482380 or Email: ringwood@w-w.co.uk



