



Wessex Estate Ringwood BH24 1XD

WOOLLEY
& **WALLIS**

WOOLLEY & WALLIS

Guide Price: £295,000

Three bedroom semi-detached house in need of modernisation. With conservatory and small courtyard garden. Ideal First Time Buyer/ Investment property. NO ONWARD CHAIN.



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 entrance hall leads to the kitchen/dining room. Wall and base units and a gas fire.

Door to conservatory, that has sliding doors to the rear courtyard.

The lounge is to the front of the property with a gas fire.

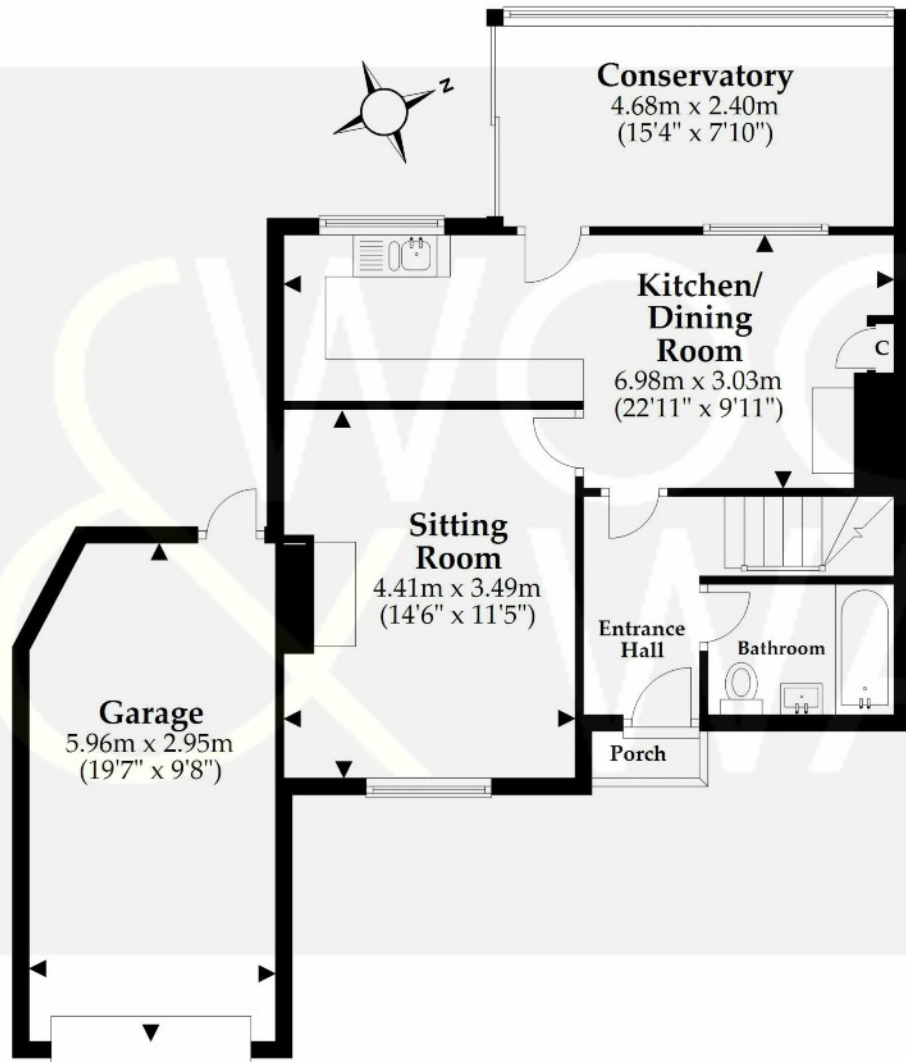
The family bathroom is downstairs. Bath with shower attachment, w.c. and wash hand basin.

A return staircase leads to the first floor and three bedrooms. All with a cupboard. Bedroom one has a brick fire place. An upstairs cloakroom.



Ground Floor

Approx. 73.7 sq. metres (793.7 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 118.3 sq. metres (1273.1 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	
(39-54)	E	56
(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 April 2024





Exterior:

The property is approached via a tarmac driveway with parking for several vehicles. Single garage with door from the rear garden. Side gate to rear courtyard. Fencing down the side and to the rear garden. The rear courtyard has a brick built workshop.

Agents note:

Gas fires have not been tested to see if in working order.

Local Authority - Hampshire District Council

Services: All mains and services connected.

Council Tax Band: C

EPC Rating: Current: 68D Potential: 87B

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

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



