



Hightown Gardens Ringwood BH24 3EH

**WOOLLEY
& WALLIS**

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Offers in excess of: £290,000

End of terrace two bedroom bungalow on a corner. Walking distance to Ringwood Market Town. Single garage with parking in front. Floor plan to follow.



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 porch with a storage cupboard leads into the dual aspect sitting room. Bright and airy with windows over looking front and side gardens.

The kitchen with tiled splash backs has a cooker and hob. Space for washing machine and fridge/freezer with door to rear garden.

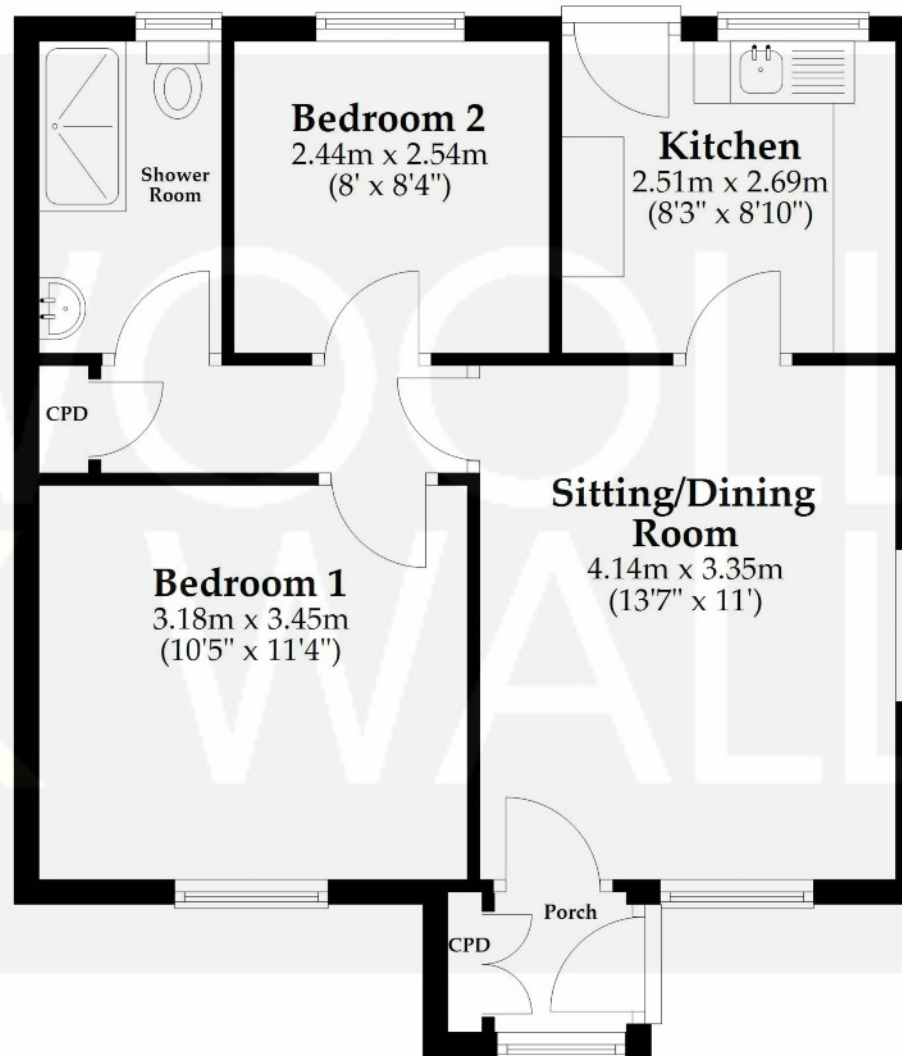
Bedroom one is a double with mirrored sliding wardrobes. Bedroom two a single. Both serviced by the family shower room. Walk-in rainfall shower, wash hand basin, w.c. and heated towel rail.



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

Ground Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		89
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 48.1 sq. metres (517.8 sq. feet)

This plan is not to scale and it is for general guidance only. LIT 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 February 2024



Exterior:

Pavement with lawned area either side to the front. The rear garden has a lawn and patio area with a gate to the rear where the garage is located in a block with parking for an additional car in parking bay. Further lawn area to one side.

Local Authority - Hampshire District Council

Services: All mains and services connected.

Council Tax Band: B

EPC Rating: Current: 70C Potential: 89B

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

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



