



202 Southampton Road

Ringwood, BH24 1JG

SPENCERS
NEW FOREST





The Property

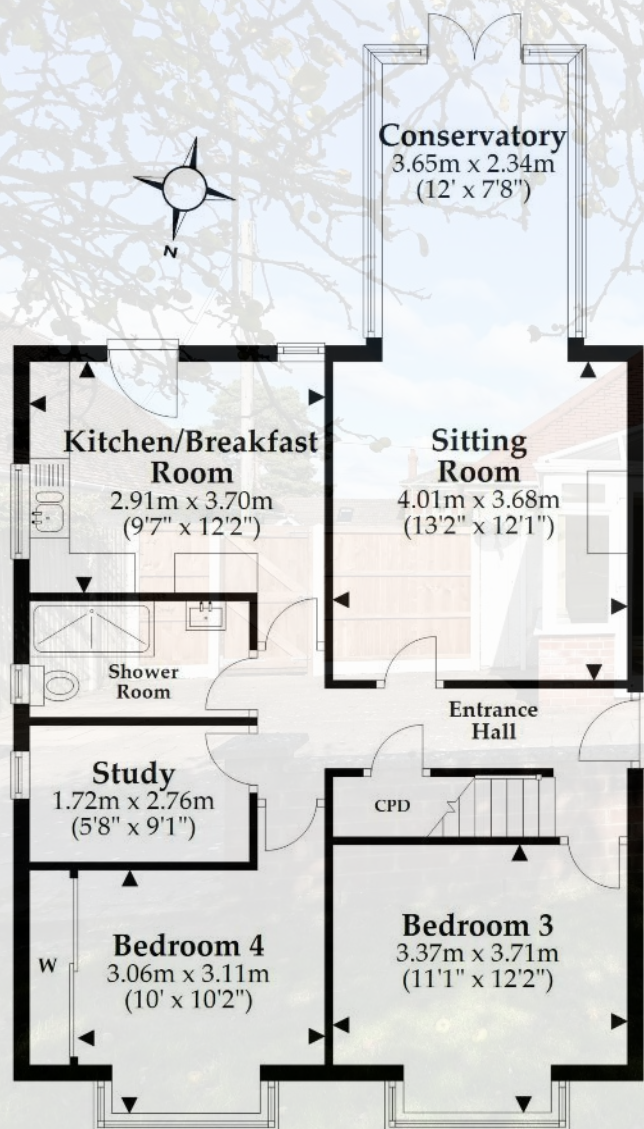
A vacant, four-bedroom detached chalet style home which requires some modernisation, and it boasts a large front and rear garden. This spacious home is situated in an established road within a level walk of some local shops and schools. There is good access into the town of Ringwood and easy access to the nearby A31, perfect for commuting east to Southampton and west to Bournemouth.

- Entrance hall leading into all the ground floor accommodation and stairs to first floor
- Dining room to front aspect with an appealing bay window
- Ground floor bedroom with bay window and built in wardrobes
- Ground floor bedroom/study
- A modern cloaks/shower room featuring an oversized shower cubicle, close couple WC and attractively tiled walls
- The kitchen/breakfast room has an excellent range of base, wall, and drawer units with ample work surfaces over
- Space for a fridge/freezer, washing machine and oven, along with attractively tiled floors and space for a breakfast table and chairs, back door leading onto private terrace
- Living room located at the rear of the property with an adjoining rear sun lounge with views over the private and sizeable rear gardens
- Stairs to two first floor bedrooms with velux windows providing plenty of light
- The master bedroom, to the rear aspect includes a free-standing shower
- Off the landing is a separate cloakroom and wash hand basin

FLOOR PLAN

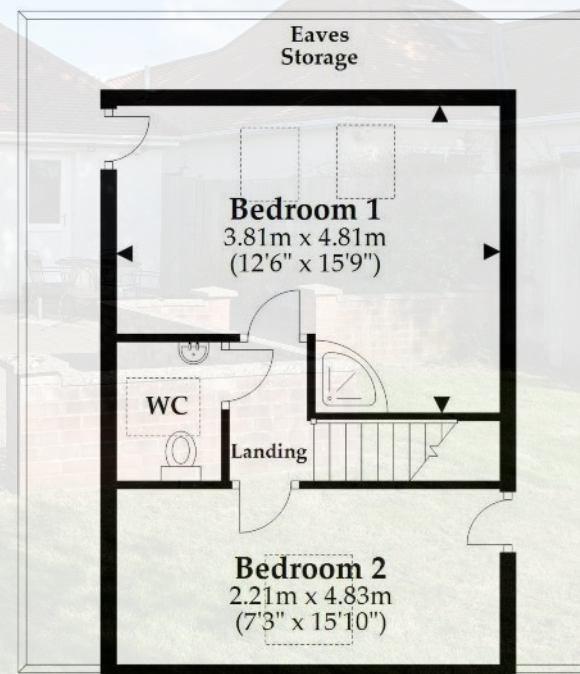
Ground Floor

Approx. 76.4 sq. metres (822.0 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 110.1 sq. metres (1184.8 sq. feet)

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





Services

The property is superbly located within walking distance of the centre of Ringwood, including doctors' surgeries, dentists, and all three Ringwood Schools. It is also just on the edge of the beautiful New Forest, offering thousands of acres of natural heath land and woodland, ideal for walking, cycling, and riding.

Ringwood town centre offers an excellent range of shops, boutiques, cafes, and restaurants, as well as two well-known supermarkets, a health club, and a leisure centre.

The easily accessible A338 provides links to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). There are railway stations and international airports in both Bournemouth and Southampton.



Directions

From the main roundabout at Ringwood, which is adjacent to the main Furlong car park, take the Southampton Road turning taking you over the flyover, staying on the same road and you will find the property on your right hand side. Keep your eyes open for the Spencers board.



Grounds & Gardens

The property is approached onto a large gravel courtyard with plenty of parking for several vehicles.

Access at the side through a wide gate to the rear gardens which consist of a large paved terrace adjacent to the house, enjoying a southerly aspect and the rest of the gardens are a large lawn with fences, boundaries, hedges and a mature apple tree.

Services

Energy Performance Rating: D Current: 56D Potential: 81B

Council Tax Band: D

All Mains Connected

Ultrafast Mbps Ofcom Internet Speeds of up to 1800 Mbps (Ofcom)



Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com