

9 Cloughs Road

Ringwood, BH24 1UU

SPENCERS







Fully refurbished in 2021, this beautifully presented two-bed-room bungalow offers modern living within easy reach of Ringwood town centre.

The Property

Upon entering, you are welcomed by an entrance hall providing access to all principal rooms.

The generous dual-aspect living room is filled with natural light, creating a bright and inviting space to relax.

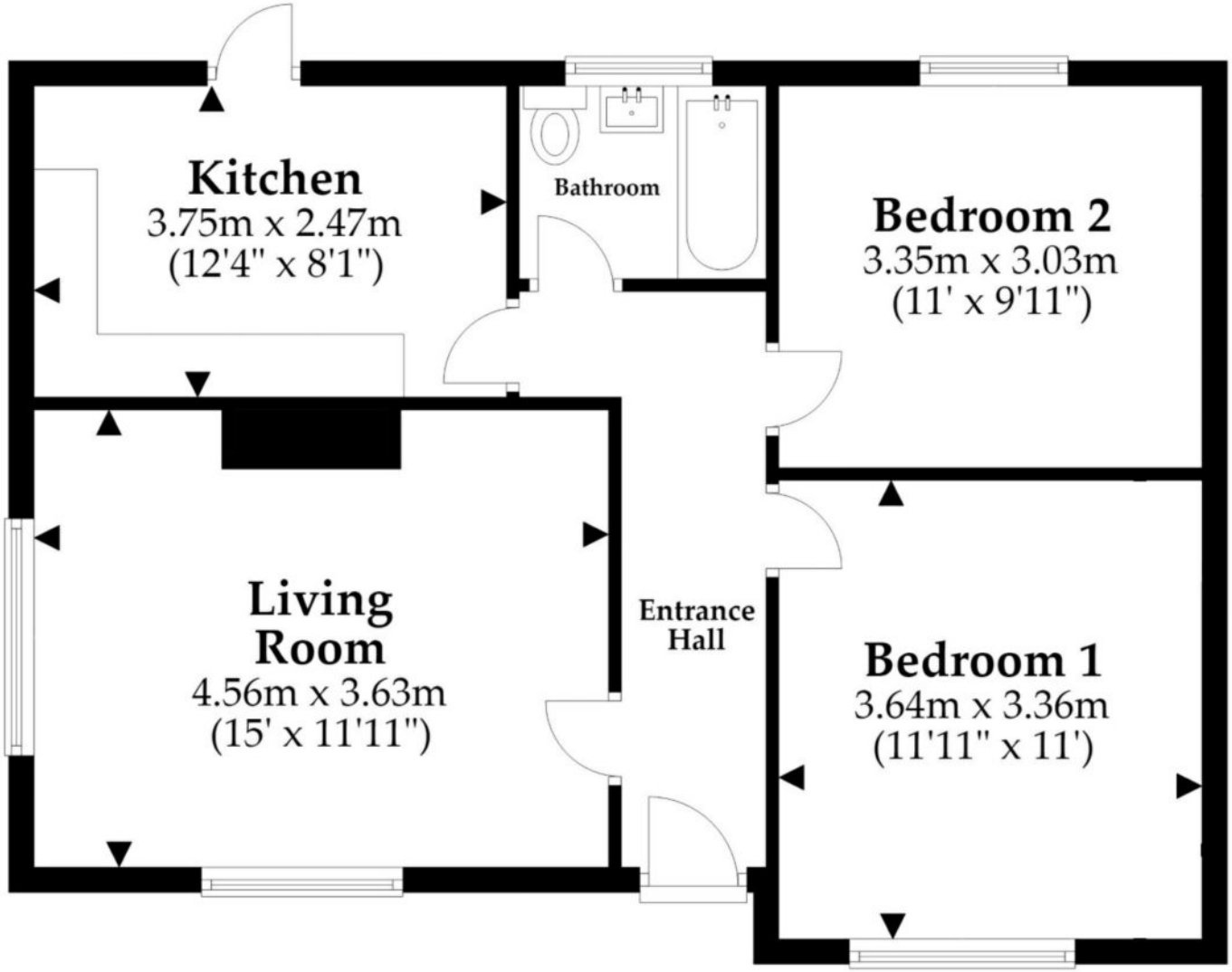
The stylish kitchen/breakfast room is fitted with contemporary base and wall units, complemented by granite-effect worktops. Integrated stainless steel appli-ances include an oven, gas hob, extractor hood, microwave, and dishwasher.

£425,000

2 1 1

FLOOR PLAN

Ground Floor



Spencers Property 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 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 fitments, 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.











The property is just a short distance from the stunning New Forest, offering thousands of acres of heathland and woodland, ideal for walking, cycling, and horse riding.

The Property Continued…

Bedroom one is a spacious double overlooking the front of the property and features an attractive panelled feature wall with built-in shelving. Bedroom two is also a well-proportioned double with views across the rear garden.

The modern bathroom is fitted with a contemporary three-piece suite comprising a bath with shower over, wash hand basin, and WC.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Outside

Outside, the rear garden has been thoughtfully landscaped to create a variety of attractive outdoor spaces. A brick-paved patio extends across the rear of the property, while a pathway along the side provides access to two garden sheds, offering excellent storage. A raised terrace provides the perfect setting for al fresco dining and enjoying the afternoon sun, complemented by a raised flower and vegetable bed. A side gate offers convenient access to the front of the property. To the front, a generous driveway provides off-road parking for up to four vehicles.

Additional Information

Energy Performance Rating: C Current: 71 Potential: 88
Council Tax Band: C
Tenure: Freehold

Services: Mains gas, electricity, water and drainage. The mains water supply is not on a meter
Heating: Gas central heating

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property . Superfast broadband with download speeds of up to 1800 Mbps (ofcom).

Easements: Shared driveway entrance with another property. Maintenance costs to be confirmed.

Electrical Vehicle Charging Point (EV Charger): Yes





The Situation

The property enjoys a convenient location within walking distance of Ringwood town centre, with easy access to doctors' and dental surgeries, as well as all three Ringwood schools. It is also just a short distance from the stunning New Forest, offering thousands of acres of heathland and woodland, ideal for walking, cycling, and horse riding.

Ringwood town centre provides an excellent selection of independent shops, boutiques, cafés, restaurants, three major supermarkets, and two leisure centres. The nearby A338 offers convenient road links to the coastal towns of Bournemouth and Christchurch (approximately 8 miles south), the cathedral city of Salisbury (approximately 18 miles north), and Southampton (approximately 18 miles east via the A31/M27). Mainline railway stations and international airports are available in both Bournemouth and Southampton.

Points of Interest

Convenient shop	500ft
Ringwood Health and leisure centre	0.3 miles
Ringwood School and Sixth Form College	0.3 miles
Ringwood High Street	0.5 miles
The Elm Tree	0.6 miles
David Lloyds	1.1 miles
Moors Velly Country Park	4 miles
Ferndown Forest Golf Course	7.1 miles



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