

2 Poulner Park

Ringwood, BH24 1TZ

SPENCERS





For sale for the first time since its construction in 1966, this well-proportioned three-bedroom semi-detached home occupies a quiet cul-de-sac position on the edge of the town. The property offers a good-sized rear garden with useful timber outbuilding, driveway parking and a side carport, together with a rear gate providing convenient access to local amenities including Tesco.

The Property

A double-glazed entrance porch opens into the entrance hall, with stairs rising to the first floor and useful understairs storage.

The main living accommodation comprises a spacious, open-plan dual-aspect sitting and dining room. The sitting area is centred around a feature fireplace, whilst the dining area is clearly defined towards the rear, creating a versatile space for both everyday living and entertaining.

The kitchen is fitted with a range of wall and floor-mounted units, together with a useful larder store, stainless-steel sink and drainer and space for appliances. There is also a gas supply, which is currently used for the cooker. A rear door provides direct access into the garden.

The conservatory, added by Apple in 2006, provides a useful additional reception space and enjoys delightful views over the rear garden.

£335,000

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The property is also well placed for the highly regarded local schools and the New Forest National Park.

The Property Continued…

To the first floor are three bedrooms, comprising two double bedrooms and a good-sized single bedroom. Bedroom two benefits from fitted wardrobes, whilst bedroom three has a useful built-in storage cupboard. The bedrooms are served by a separate WC and an independent family bathroom positioned towards the rear of the property.

The property would benefit from a degree of modernisation and refurbishment, whilst offering an excellent opportunity for a purchaser to update the accommodation to their own taste and requirements. There is also potential to extend, subject to the necessary planning permissions and consents.

Situation

The property occupies a quiet cul-de-sac position on the edge of the town, providing a convenient setting for everyday amenities and local facilities. The rear access makes Tesco particularly accessible, whilst the popular London Tavern public house is also within comfortable walking distance. The area is well served by highly regarded local schools, making this an attractive location for families.

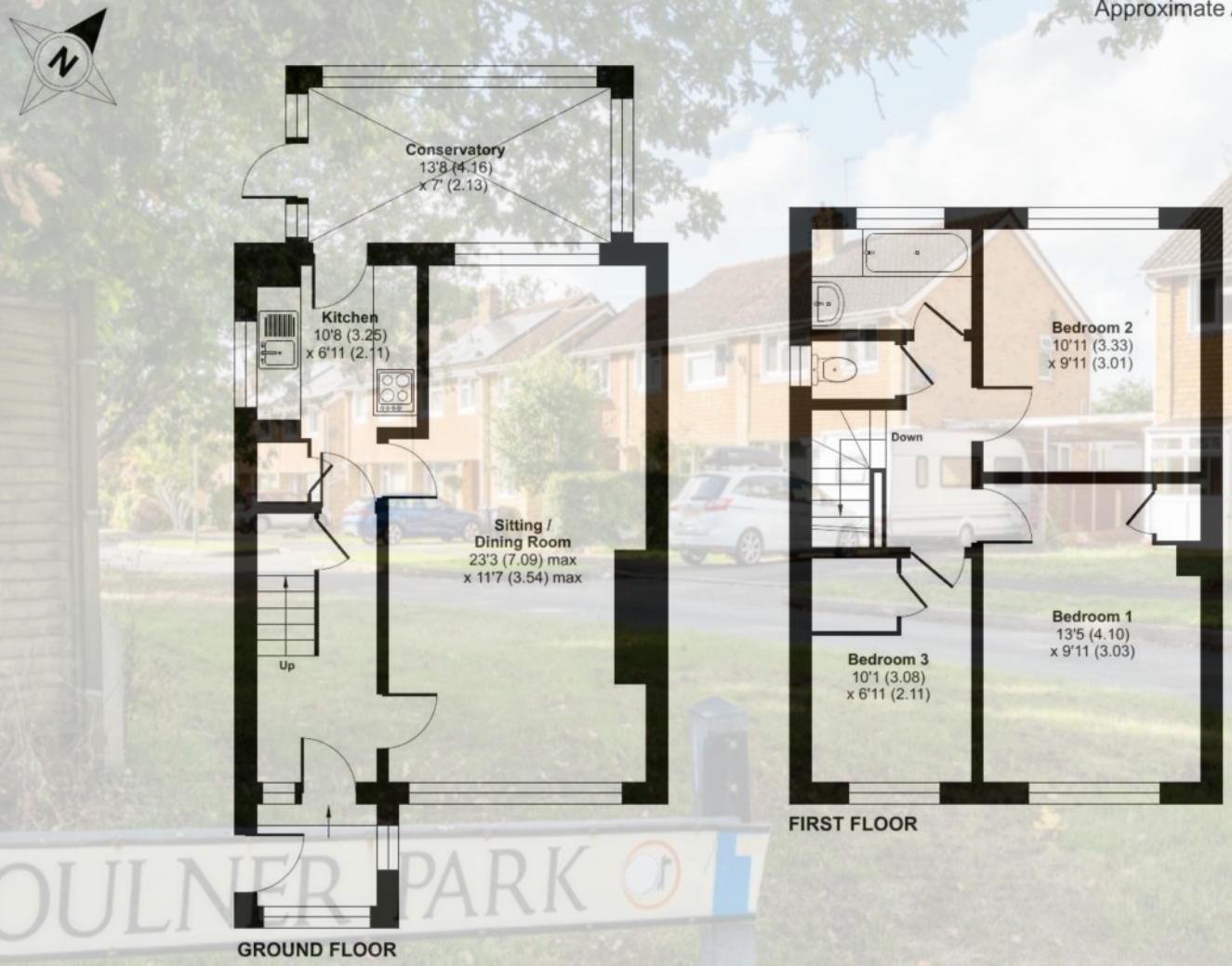
The surrounding area also provides excellent opportunities for enjoying the countryside, with the New Forest National Park close at hand. The property is well positioned for access to the wider road network and surrounding towns, whilst the combination of a peaceful residential setting and convenient access to local shops, amenities and open countryside makes this a particularly appealing location.

FLOOR PLAN

Poulner Park, Ringwood, BH24

Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1526584

Important Information

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.





Whilst now requiring a degree of modernisation and refurbishment, there is excellent scope to improve and potentially extend the accommodation, subject to the necessary planning permissions and consents.

Outside

To the front of the property is a driveway providing useful off-road parking, with a carport positioned to the side.

The rear garden is predominantly laid to lawn and provides a pleasant outdoor space, with a timber shed providing useful garden storage. A gate at the rear of the garden gives direct access to the nearby local shops and amenities, adding considerable convenience to the property.

Additional Information

Tenure: Freehold

Council Tax: Band C

EPC: F Current: 31 Potential: 76

Property Construction: Traditional brick & block

Utilities: Mains gas, electricity, water & drainage

Heating: Electric

Broadband: Ultrafast broadband achievable at this property with download speeds of up to 1800Mbps (Ofcom)

Parking: Private driveway



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