



14 Audemer Court, Ringwood, BH24 1YB

£390,000

- Quiet Cul De Sac Location
- Large Lounge/Diner and Conservatory
- Secluded Rear Garden
- Immaculate Condition Throughout
- Garage and Ample Parking
- Easy Access to Ringwood Centre
- Three Bedroom Detached
- Bathroom and Shower Room
- Double Glazed

14 Audemer Court, Ringwood BH24 1YB

A super three bedroom detached bungalow situated in a quiet cul-de-sac location with easy access to Ringwood. The property is presented in immaculate condition throughout, with a good size lounge/diner which leads through to conservatory. The rear garden is mature, easy maintenance and offers total seclusion. There is also a separate courtyard which is access via patio doors off the dining area. A great home which is ready to move into.

 3  2  2  D Council Tax Band: D



Property Details

Area

Ringwood, an historical Market Town situated on the edge of the New Forest. Character buildings throughout the town with boutiques, modern shops, pubs, restaurants and cafes make the ideal destination for shopping, relaxing or a night out. With the New Forest on the door step there is lots to explore whether on foot, bicycle or pony trekking. Excellent transport links to Poole, Bournemouth, Southampton and beyond.

Description

Covered Porch to Entrance Hall, door to Lounge/Diner. Dining Area, double aspect making a light an airy space, window to side and patio doors to side

Courtyard, paved, access to rear garden

Lounge Area, patio doors to Conservatory, radiator, door to Rear Garden

Kitchen/Breakfast Room, a good size room with range of work surfaces, eye and low level storage cupboards and drawers, integrated dishwasher, Bosch double oven, gas hob with extractor hood over, fridge freezer, matching breakfast bar, part tiled, window and door to side.

Inner Hallway which leads to two

bedrooms and shower room

Bedroom One, window to rear aspect
Bedroom Two, window over side courtyard

Shower Room, corner shower cubicle, vanity wash hand basin, low level w.c, fully tiled, window to side.
Bedroom Three, window to front built in double wardrobe.

Bathroom, paneled bath with shower attachment, low level w.c. pedestal wash hand basin, fully tiled, window, extractor.

Garage, personal door from the entrance hall, electric up and over door, power and light, space and plumbing for washing machine, hatch to loft space.

Outside, paved driveway provides ample off road parking.

Front Garden, mainly laid to lawn with various mature shrub and tree boarders. side access to the Rear Garden, Easy maintenance and well kept, mainly laid to lawn with small patio, various flower and shrub boarders, timber panel fencing which offers a good deal of seclusion.

Tenure

Freehold

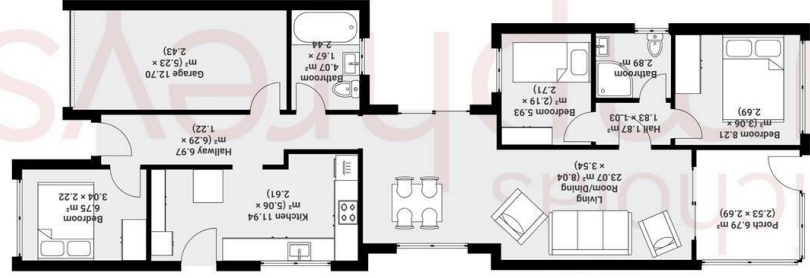
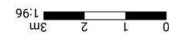




Audemere Court
Ringwood
BH24 1YB

DETAILS
Total area: 91.15 m²
Living area: 71.67 m²

The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.



TOTAL AREA: 91.15 m² • LIVING AREA: 71.67 m² •

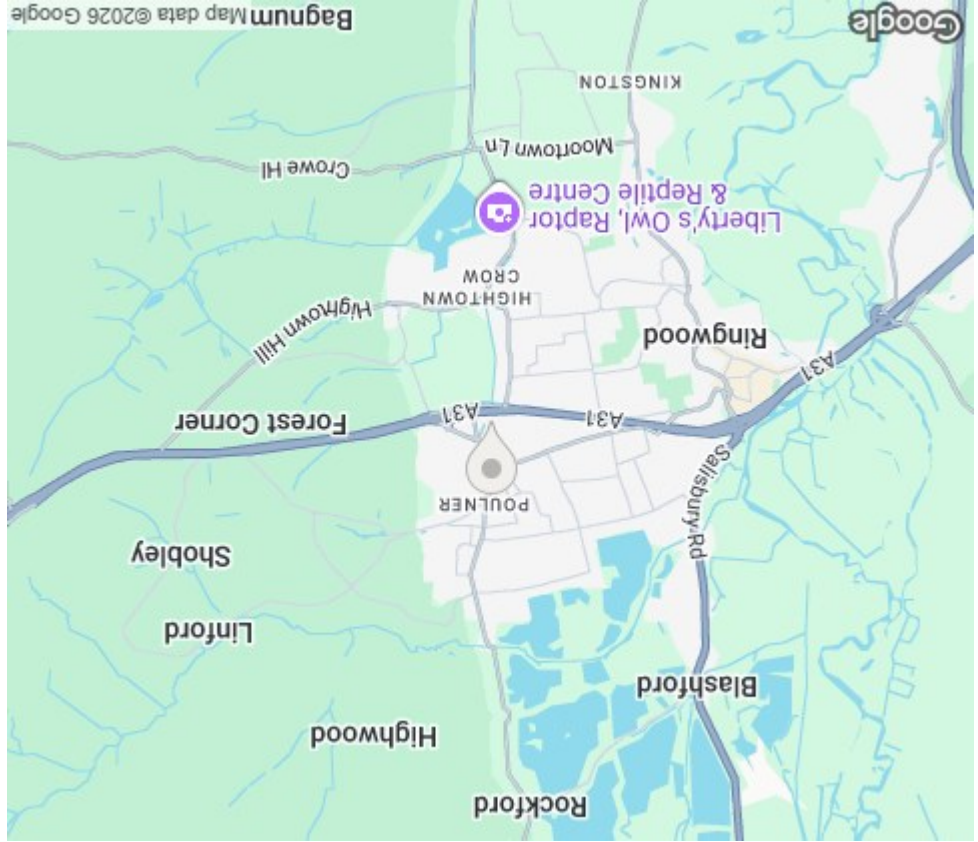
▲ Ground Floor

SALES & LETTINGS

2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

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

Views by arrangement only.
Call 01202 88 90 88 to make an appointment.



wimbournesales@nicholashumphreys.co
http://www.nicholashumphreys.com