



FELLS

NEW FOREST PROPERTY

9 Furlong Mews, Ringwood

Ringwood

Offers Over £355,000



## 9 Furlong Mews

Ringwood, Ringwood

A deceptively spacious three double bedroom garage link detached house | Conveniently located on a small development within strolling distance of the town centre | South Westerly courtyard style garden | Garage | No Onward Chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Deceptively Spacious
- Within Strolling Distance Of The Town Centre
- No Onward Chain
- South Westerly Courtyard Garden
- Three Double Bedrooms
- Garage



### Entrance Hall

Multi-pane front entrance door. Staircase rises to the first floor. Deep under stair storage cupboard. Fitted double mirror fronted cloaks cupboard. Wall mounted thermostat for central heating control.

### Cloakroom

Fully tiled. Pedestal basin with a mirror above. Close coupled WC.

### Kitchen

Laminated rolled edge worktops with tiled splash backs. Inset one and a half bowl sink. White panelled cupboard and drawer base units with matching wall hung kitchen cabinets. Integrated tall fridge freezer. Space and plumbing for a washing machine. Space for a slimline dishwasher. Space for a slot in cooker. Wall mounted recently installed Ideal Logic Max central heating boiler. Rear garden aspect casement window.

### Lounge

Feature stone fireplace with an electric coal flame fire. Gas point. Side aspect sliding double glazed doors leads to the Sun Lounge.

### Sun Lounge

Sunny South West aspect. Door provides direct garden access. The windows in the sun lounge are set on a cavity brick wall and are timber framed, as well as double glazed, with fitted roller sun blinds. Tiled flooring.

### Bathroom

Fully tiled. Coloured suite. Panelled bath with a fitted side screen and Aqualisa thermostatic shower valve. Pedestal basin with mirror and globe light above. Close coupled WC. Mirror fronted medicine cabinet. Built in airing cupboard with factory lagged hot water cylinder and immersion heater. Towel rail. Rear aspect obscured glazed window.



**Master Bedroom**

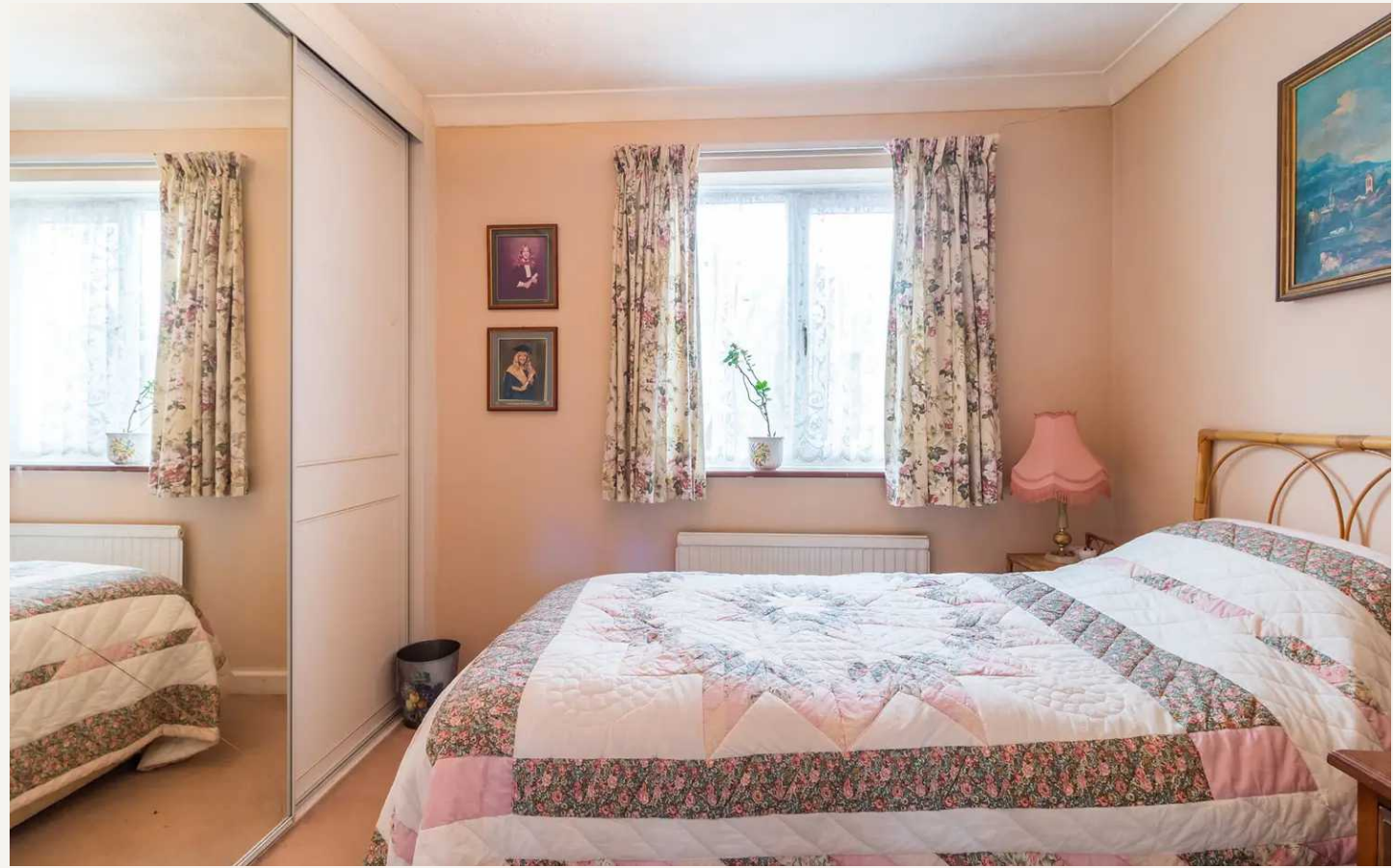
An extremely spacious dual aspect double bedroom. Two fitted double wardrobes with adjacent dressing table.

**Bedroom Two**

A double bedroom. Triple fitted wardrobe with an adjacent dressing table. Velux style skylight window.

**Bedroom Three**

A double bedroom. Wall to wall fitted wardrobes. Casement window.





## GARDEN

The rear garden wraps around the side of the property and is block paved for ease of maintenance and has two areas for seating, one with a South Easterly aspect and the other in a South Westerly aspect, both of which are ideal for outdoor dining.

## GARAGE

Single Garage

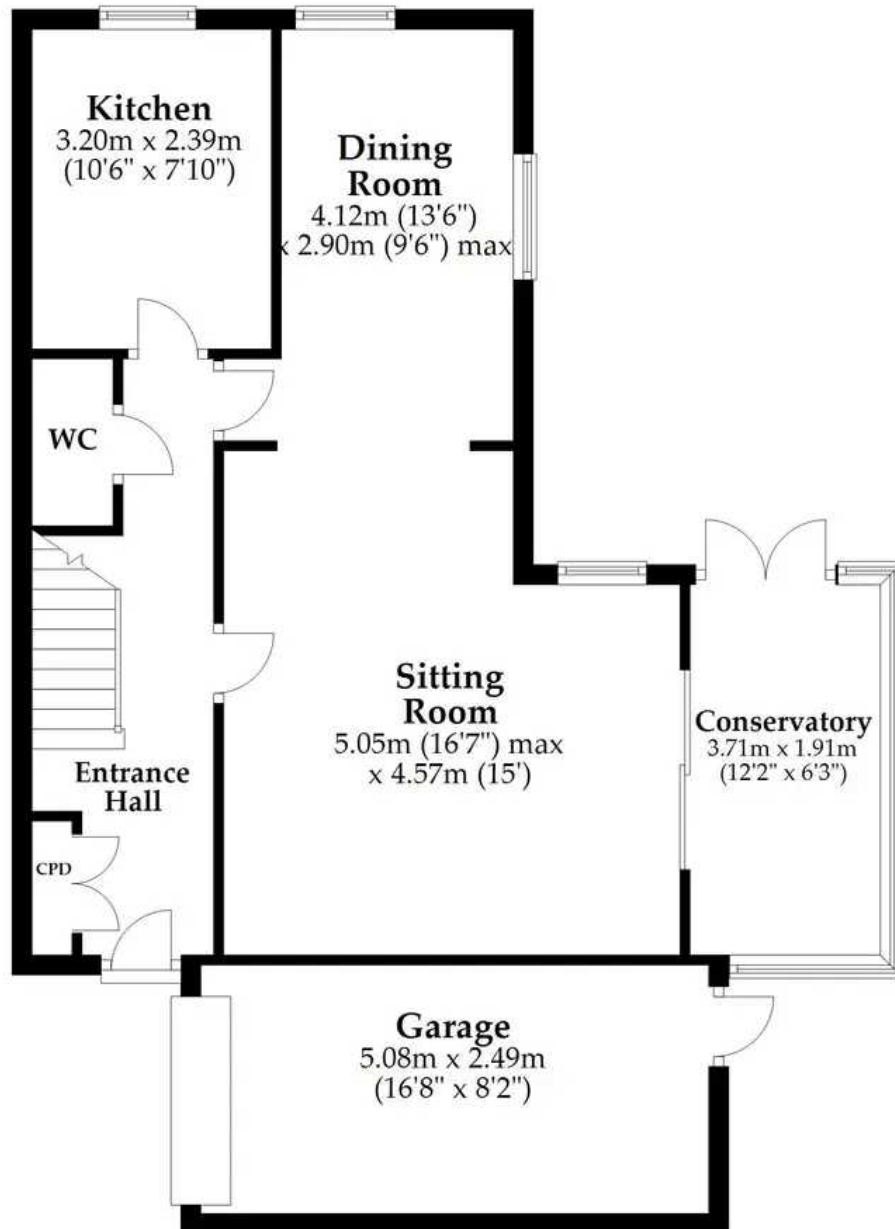
An attached garage with a metal up and over door, electric power and light. Hatch with aluminium ladder provides access to attic storage space above the garage. The garage has a personal rear door providing access into the garden.



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

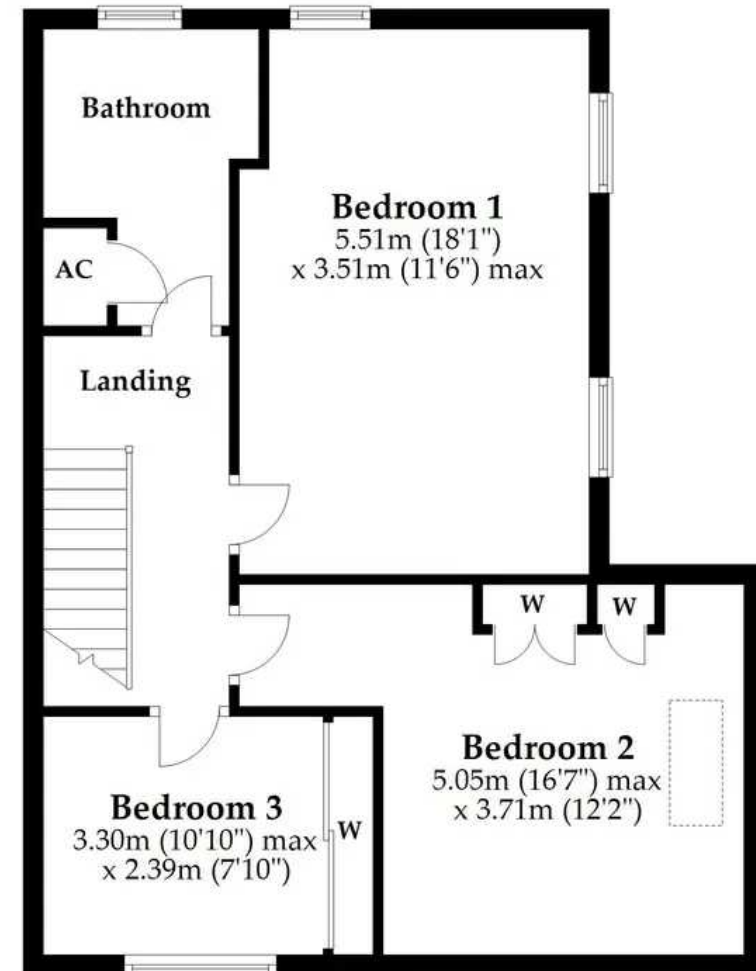
## Ground Floor

Approx. 71.4 sq. metres (768.7 sq. feet)



## First Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 128.0 sq. metres (1377.7 sq. feet)

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





Scan Here To Book Your Valuation

