



FELLS

NEW FOREST PROPERTY

15 Woolsbridge Road, St. Leonards

Ringwood

Offers Over £350,000



15 Woolsbridge Road

St. Leonards, Ringwood

A charming two bedroom semi-detached 'cottage style' bungalow | Approx 100ft West facing rear garden | Off road parking | Detached timber built garage | Tremendous scope to extend (STPP) | No Onward Chain.

Council Tax band: D

Tenure: Freehold

- Timber Built Garage
- Approx 100ft West Facing Rear Garden
- Potential To Extend (STPP)
- Within St Ives Primary And Nursery School Catchment
- Close Proximity To Avon Heath Country Park, Moors Valley Country Park And The New Forest National Park



Entrance Hall

Multi-pane front entrance door leads directly into the hallway. Picture rail. Access to attic space. White panelled doors lead to all principle rooms.

Sitting Room

Enjoying a lovely Westerly aspect view across the rear garden. Side aspect Aluminium framed double glazed sliding patio door provides access to the block paved patio. Mock beamed ceiling. Fitted gas fire. Presented on a brick and slate hearth. TV aerial point.

Kitchen/Dining Room

Part beamed ceiling with plate racks. Ample space for a dining table and chairs. Secondary glazed window overlooks the rear garden. Wall hung Worcester 28i junior gas fired central heating boiler. Peninsula breakfast bar separates the dining area from the kitchen. Shelving beneath and an end nest of drawers. Rolled edged worktop with tiled splash back. Inset one and a half bowl single drainer sink. Space for a freestanding cooker. Gas point. Space for a tall fridge freezer. Further adjacent worktop with a double cupboard beneath. Various wall hung kitchen cabinets. PVCu double glazed window views over the rear garden. Georgian wire 'stable' door leads into a side entrance porch with electric heater. External door leads to the side and rear garden.



Bathroom

Panelled bath. Mixer tap and shower attachment combination. Shower rail and curtain above. Chrome towel rail. Close coupled wc. Vanity unit with mirror above. Secondary glazed external window.

Bedroom Two

A front aspect double bedroom. Built in airing cupboard with shelving. Corner brick fireplace, which is currently not in use.

Bedroom One

A double bedroom, which is currently used as a secondary sitting room. Dual front aspect. Fireplace with tiled inlays with a fitted coal/flame effect electric fire. Fitted book shelves and wardrobe to either side of a centre chimney breast.

Ground Floor

Approx. 67.3 sq. metres (724.0 sq. feet)



Garage

Approx. 15.3 sq. metres (165.2 sq. feet)



Total area: approx. 82.6 sq. metres (889.2 sq. feet)

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





FRONT GARDEN

The front garden is mainly loose gravelled and provides plentiful off road parking. Bounded by established shrub borders with a good level of seclusion. The side driveway area has been secured with 6ft timber panel fencing set in concrete posts with a timber screen gate providing access to a crazy paved side garden area (formerly the driveway), which then leads to a detached timber built garage with a personal side door into the rear garden.

REAR GARDEN

The rear garden is approximately 100ft in depth and faces in a Westerly direction, and comprises of a brick paved patio with an external double power point and water tap. A crazy paved brick edged lower tier incorporating an ornamental garden pond, which then leads onto a lawn bounded by an array of established flowers, shrubs and ornamental trees. A timber garden shed is sited at the bottom of the garden.

GARAGE

Single Garage

A timber built single garage.

ON DRIVE

4 Parking Spaces





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