



**PETTENGELLS**  
ESTATE AGENTS

137 Ringwood Road, Christchurch, Dorset, BH23 5RB  
**Asking Price £575,000**

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- Three Double Bedrooms
- Two Ensuites
- Plus Family Bathroom
- Spacious Living/Dining Room
- Kitchen
- Driveway
- Garage/Utility Area
- Nice Garden
- Built By Solent Projects 2007
- Summer House/Home office







**SUPERB CHALET BUNGALOW!**  
We are pleased to offer this three bedroom, three bathroom detached chalet style bungalow with viewing highly recommended.

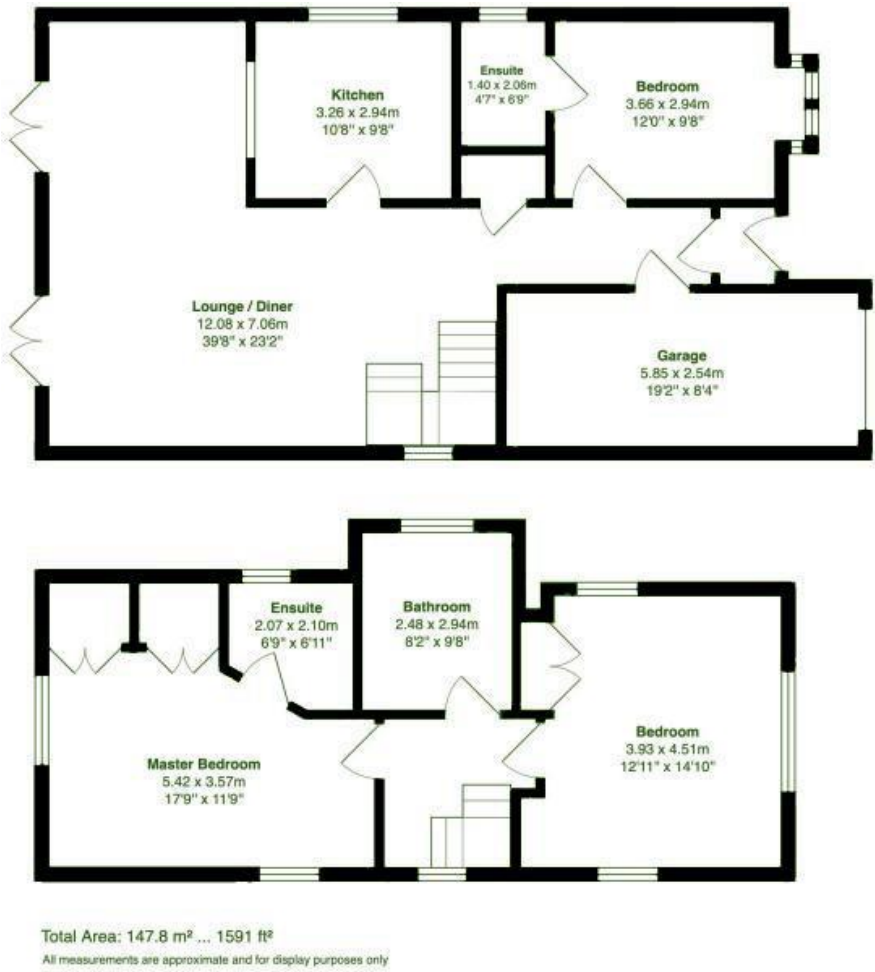
**Accommodation:** The entrance vestibule leads into the main hallway which accesses the garage from inside. There is an impressive open plan living/dining room. There is a well appointed kitchen and ground floor bedroom with fitted wardrobe and ensuite shower room. Upstairs there are two large bedrooms both with fitted wardrobes and under eave storage and one of which has an ensuite shower room plus a main bathroom.

**Outside:** To the front the paved drive gives off road parking and leads into the integral garage which at the rear has a utility area with space for washing machine etc and there is also a sink unit and the modern gas boiler. There is a pleasant area of rear garden with lawned area, two paved patios and a large summer house (10'7" x 9) with power supplied which could have lots of future uses including potential home office .

EPC: C, Council tax band: C, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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