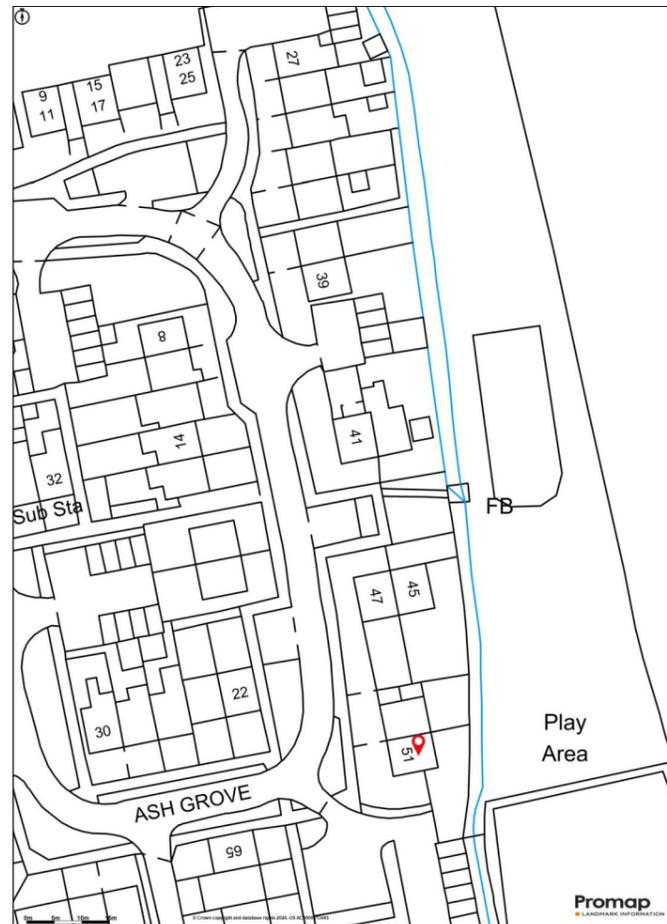
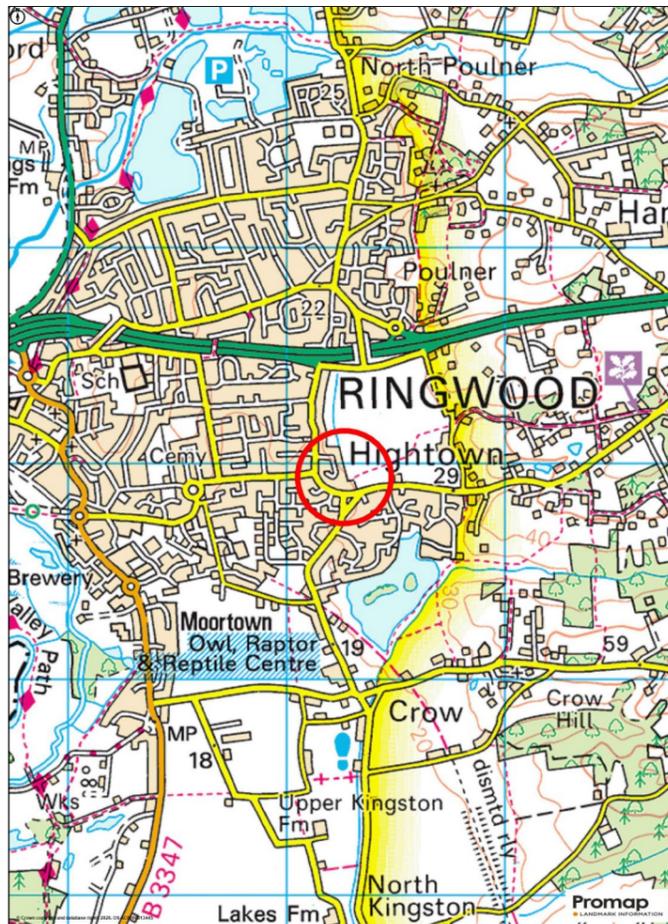


### 51 Ash Grove, Ringwood, Hampshire BH24 1XT



**A light and airy semi-detached house with spacious accommodation and a good size garden adjoining open public space.**

Hall, cloakroom/WC, sitting room, dining room, kitchen, 3 bedrooms and family bathroom/WC. Enclosed rear garden. Upvc double glazing. Gas fired central heating. EPC band C. No forward chain.

**Price: £325,000 Freehold**

Viewing: Strictly by prior appointment with above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH  
Tel: 01425 655333 E-Mail: [post@adriandowding.co.uk](mailto:post@adriandowding.co.uk) [www.adriandowding.co.uk](http://www.adriandowding.co.uk)

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents.

**Outgoings:** Council tax band C Amount payable for 2026/27: £2151.19

**Services:** Mains water, electricity, gas and drainage.

**Location:** The property is situated in a popular close within easy reach of local schools and Ringwood town centre.

**To locate:** From Fordingbridge, south on the A338 before turning left onto the A31 exiting at the first exit. Turning left and back over the A31, next right and then first left into Eastfield Lane. Ash Grove will be found after a short distance on your left hand side.

The property is situated approximately 1.5 miles from the market town of Ringwood offering a good selection of supermarkets, retail shops, eateries and leisure facilities along with a weekly market. Easy access to the A31 and A338 provide excellent road links to Bournemouth (12 miles), Southampton (16 miles) and Salisbury (18 miles), all with mainline rail stations. Access to the New Forest National Park is within a mile, offering thousands of acres of walking, cycle tracks and riding for the outdoor enthusiast.

The property, built in 1970s of traditional cavity wall construction with brick elevations under a tiled roof, offers light and airy accommodation with gas fired central heating and Upvc double glazing (installed in 2022).

**Enclosed porch leading to:**

**Hall:** Radiator. Stairs to first floor with under stairs cupboard.

**Cloakroom:** Washbasin. WC.

**Sitting room:** Radiator. Open to:

**Dining room:** Radiator. Door to:

**Kitchen:** Fitted with a range of base cupboards, drawers and wall units. Laminate work surfaces. Stainless steel sink. Integrated electric oven with 4 burner electric hob and extractor over. Space for fridge/freezer and space/plumbing for washing machine. Wall mounted gas fired boiler. Door to garden.

**Stairs from hall to first floor landing:** 2 cupboards. Access to roof space.

**Bedroom 1:** Radiator.

**Bedroom 2:** Radiator.

**Bedroom 3:** Radiator.

**Bathroom:** Panelled bath and with a glass shower screen. Washbasin. WC. Linen cupboard. Heated towel rail.

**Outside:** The property is approached through an open front garden laid to lawn and with a gated side access. The enclosed rear garden is laid to lawn with a brick built garden store (in need of repair) and a garden shed.

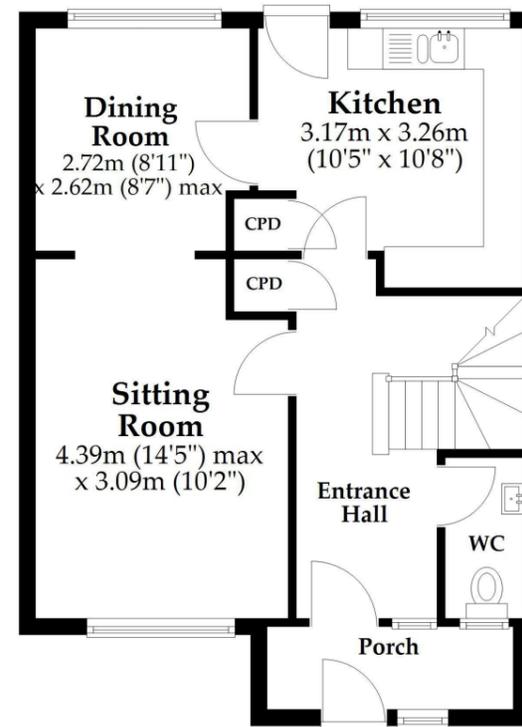
Parking at the property is on the road with the option to rent a garage (subject to availability).



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

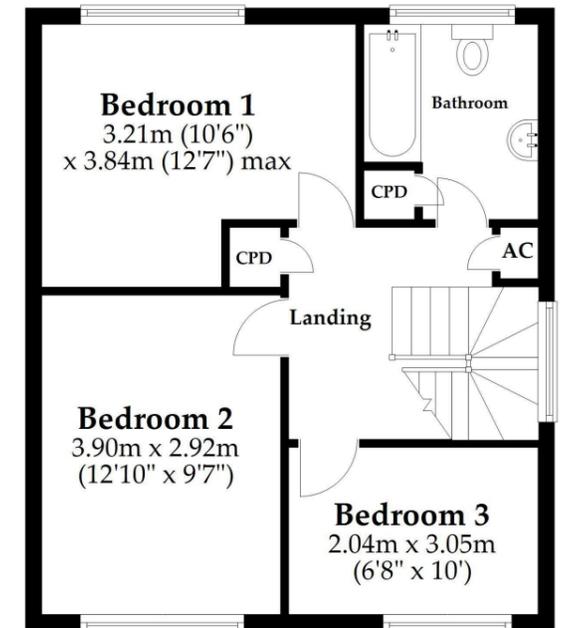
**Ground Floor**

Approx. 46.5 sq. metres (500.2 sq. feet)



**First Floor**

Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 90.3 sq. metres (972.0 sq. feet)

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

