

10 Heath Road, Hordle, SO41 0GG



£334,950



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A detached two bedroom bungalow offering great potential to modernise and enlarge situated on a generous sized plot within walking distance of Village shops. The property benefits from many outbuildings and plenty of off road parking, ideal for caravan or boat storage if so desired.

### **UNDERCOVER ENTRANCE PORCH**

Provides access to composite double glazed front door in turn leading to:

### **ENTRANCE HALL 4.01m x 1.37m 13'2" x 4'6"**

Ceiling light point, mains voltage smoke detector, access to loft via roof hatch, loft benefits from light. Hallway continues with telephone point, radiator, low level cupboard provides access to electric meter and gas meter box and safety trip fuse box. Double opening doors provide access to airing cupboard with Worcester combination gas fired central heating boiler with storage space beneath. Door provides access to:

### **SITTING ROOM 4.43m x 3.39m 14'6" x 11'1"**

UPVC double glazed window facing front aspect, double glazed window facing side aspect, double panelled radiator, attractive fireplace surround with open grate and TV aerial connection point.



### **KITCHEN 3.69m x 2.67m 12'1" x 8'9"**

Smooth finished ceiling, ceiling strip light, UPVC double glazed

window facing rear garden aspect. UPVC double glazed door providing access to Car Port and rear garden. Range of eye level and base units with stainless steel dual drainer sink with hot and cold mixer tap above. Space and plumbing for slimline dishwasher, space for fridge and freezer, space for floor standing gas cooker, power points, built-in storage cupboard, radiator with independent thermostat.



### **BEDROOM ONE 3.24m x 3.68m 10'8" x 12'1"**

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front garden aspect. Double panelled radiator with independent thermostat. Power points. TV aerial point.



### **BEDROOM TWO 3.22m x 3.03m 10'7" x 9'11"**

Smooth finished ceiling, ceiling light point, UPVC double glazed

window facing rear aspect. Double panelled radiator with independent thermostat, power points, TV aerial point.

### **SHOWER ROOM 2.31m x 1.53m 7'7" x 5'0"**

Ceiling light point, UPVC double glazed window facing rear aspect, wash hand basin with hot and cold taps. Tiled splash backs, bi-fold door provides access to shower cubicle with wall mounted Triton electric shower unit. Heated chrome effect ladder style towel rail.

### **SEPARATE WC 1.48m x 0.73m 4'10" x 2'5"**

Ceiling light point, UPVC double glazed window facing rear aspect. Low level WC, Vinyl cushion flooring.

### **OUTSIDE**

Twin close boarded gates provide access to an extensive driveway which is laid to concrete or pea shingle. Five bay Car port which could easily be removed if required to enlarge the garden area. The front garden is enclosed by mainly close boarded fencing and is well screened from neighbouring properties. Twin double opening side gates provide access to extensive enclosed car port which runs the entire length of the bungalow. Side passage leads to rear garden. Outside power points.





### **ENCLOSED CAR PORT 28.85m x 2.44m 94'8" x 8'0"**

Widens to 3.08m - 10ft. 1". Polycarbonate roof benefiting from wall light provides off road parking for additional five vehicles and close boarded gates provide access to rear garden.

### **REAR GARDEN**

Patio adjoins the rear of the property, the remainder of the garden is laid to lawn all enclosed by Conifer hedging and panelled fencing. Additional under cover area, ideal for further storage, garden storage shed to one corner,

outside water tap.

### **VIEWING ARRANGEMENTS**

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

### **DIRECTIONAL NOTE**

From our Office in Old Milton Road proceed over the town centre traffic lights into Ashley Road and continue until reaching the village of Hordle. Proceed until reaching Stopples Lane on the right and take the fourth turning right into Heath Road.

### **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

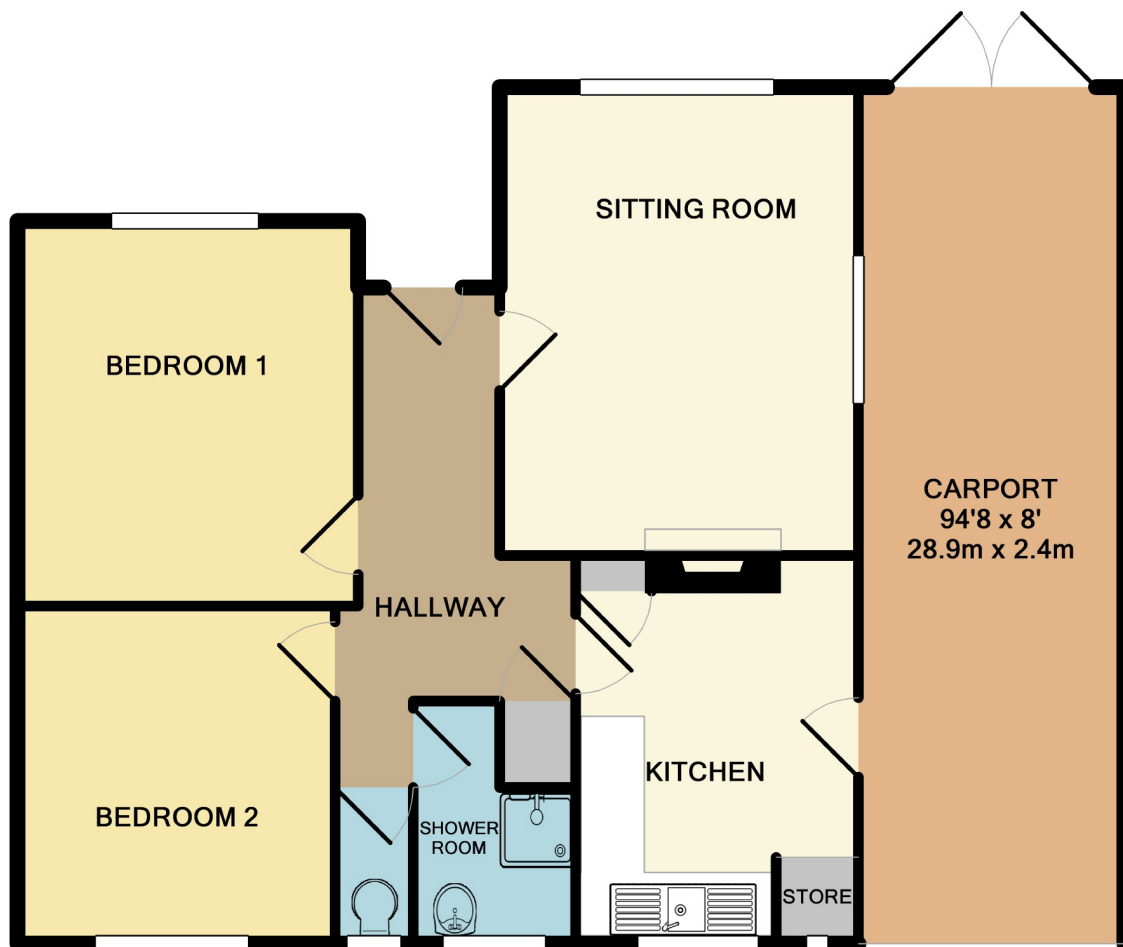
### **SURVEY**

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information.

### **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.





TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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