



15 Buckland Grove, Highcliffe, Dorset. BH23 4RS

£2,095 Per Calendar Month



Ross Nicholas & Company Limited
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AVAILABLE Mid May - LONG TERM TENANTS PREFERRED - A well presented three double bedroom detached chalet bungalow situated on a large plot in one of Highcliffe's most desirable locations. This property is within a few moments walk of the train station and within walking distance and catchment of Highcliffe School.



UPVC double glazed Georgian style door with matching windows leads into the:

ENTRANCE PORCH

Tiled floor, ceiling light point, multi paned glazed door leads into the:

ENTRANCE HALLWAY

Ceiling light point, wall mounted double panelled radiator, telephone point, airing cupboard with slatted linen shelving and radiator, doors to all principal ground floor rooms, stairs to first floor, single power point, door to:

LIVING ROOM

4.40 x 3.64
A lovely bright dual aspect room with large UPVC double glazed window to the front providing an attractive outlook over the front garden and wooded copse opposite, two additional UPVC opaque double glazed windows to side, focal point Living Flame fireplace set into a polished stone surround with matching hearth and mantel, ceiling light point, double power points, wall mounted double panelled radiator, electric consumer unit, fold back multi paned doors leads to the:

DINING ROOM

3.34 x 2.72
UPVC opaque double glazed window to side. UPVC double glazed sliding doors then provide a view and access to the rear garden. Wall mounted double panelled radiator, ceiling light point, double power points.

KITCHEN

3.64 x 3.18
Fitted with a good range of base and wall mounted cupboard and drawer units in a white high gloss finish with areas of Granite work surface over with matching up-stands. Wall mounted Gas fired Glow Worm boiler. Large Gas and Electric Rangemaster hob and oven (to be tenants responsibility to repair or replace) with Belling stainless steel extractor canopy over (for cosmetic appearance only, not in working condition), under counter Hotpoint fridge and freezer (to be tenants responsibility to repair or replace), space for automatic washing machine, UPVC double glazed window to side with a set of UPVC double glazed double doors overlooking and leading onto the rear garden. Inset stainless steel one and a quarter bowl sink unit with mixer tap over and engraved drainer adjacent. Newly laid Vinyl flooring. Ceiling light point, breakfast bar area with wall mounted double panelled radiator. Ceiling light point.

GROUND FLOOR BEDROOM ONE

4.14 x 3.96
Including bay recess. A lovely and bright dual aspect room with large UPVC Georgian style double glazed windows to front with additional UPVC double glazed window to side. Ample space for bedroom furniture. Wall mounted double panelled radiator, ceiling light point, double power points.

GROUND FLOOR BEDROOM TWO

3.37 x 3.54
Narrowing to: 2.59m. UPVC double glazed double doors leading onto the rear garden, large under stairs storage cupboard, double power points, ceiling light point, wall mounted double panelled radiator.

GROUND FLOOR BATHROOM

Fitted with a two piece suite comprising panel enclosed bath with mixer tap over and independent Mira Go shower fittings to one end, inset wash hand basin with vanity storage unit and open display shelving, wall mounted light point with integrated shaver point and mirror beneath, UPVC opaque double glazed window to side, ceiling light point, chrome ladder style towel radiator.

GROUND FLOOR CLOAKROOM

Low level flush WC and wall mounted wash hand basin, UPVC opaque double glazed window to side, ceiling light point, wall mounted panelled radiator.

From the Entrance Hallway stairs rise to the:

FIRST FLOOR MASTER SUITE

5.78 x 5.01
Maximum measurements due to irregular shaped room. Large UPVC double glazed window to rear overlooking the garden, high level Velux double glazed roof light to front, ceiling light points, three wall mounted double panelled radiators, double power points, access to eaves storage via hatches with additional hatch leading to remaining roof storage space, door to:

BATHROOM

Fitted with a modern white suite comprising panel enclosed bath with centrally located mixer tap, squared pedestal style wash hand basin, low level flush WC, part tiled walls and tiled floor, wall mounted mirror with infra red lighting, wall mounted chrome ladder style towel radiator, inset ceiling spotlights, Velux double glazed roof light to side. Access into the remaining eaves storage via a cupboard and then access hatch.

OUTSIDE

The rear garden is a superb feature of this property and the total plot measuring around 1/3 acre. Immediately abutting the rear of the property is a shingled seating area with decking board edging and deep flower beds in turn leading onto an expanse of lawn with shaped and well stocked mature borders along with some mature trees to one boundary. To the side of the property there is a pedestrian access gate which in turn leads to:

THE APPROACH

Laid mainly to macadam with off road parking for up to 4/5 vehicles with the remainder then laid to lawn with mature borders and a dwarf stone wall. To the rear of the driveway there is then access to the:

TENURE

The resale tenure for this property is



LARGE GARAGE

10.0 x 3.05

Of generous length and width and accessed via an electrically operated up and over door, power and lighting, multi paned glazed window to side and a set of UPVC double glazed doors leading to the rear garden with additional UPVC double glazed window at the end.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction towards Christchurch turning right into Hinton Wood Avenue opposite The Galleon public house. At the end of this road bear right and continue almost to the end of Hinton Wood Avenue turning left into Woodhayes Avenue. Continue along here and take the second turning right into Buckland Grove where the property will be found on the right hand side and is numbered.

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.

THE DEPOSIT PROTECTION SERVICE

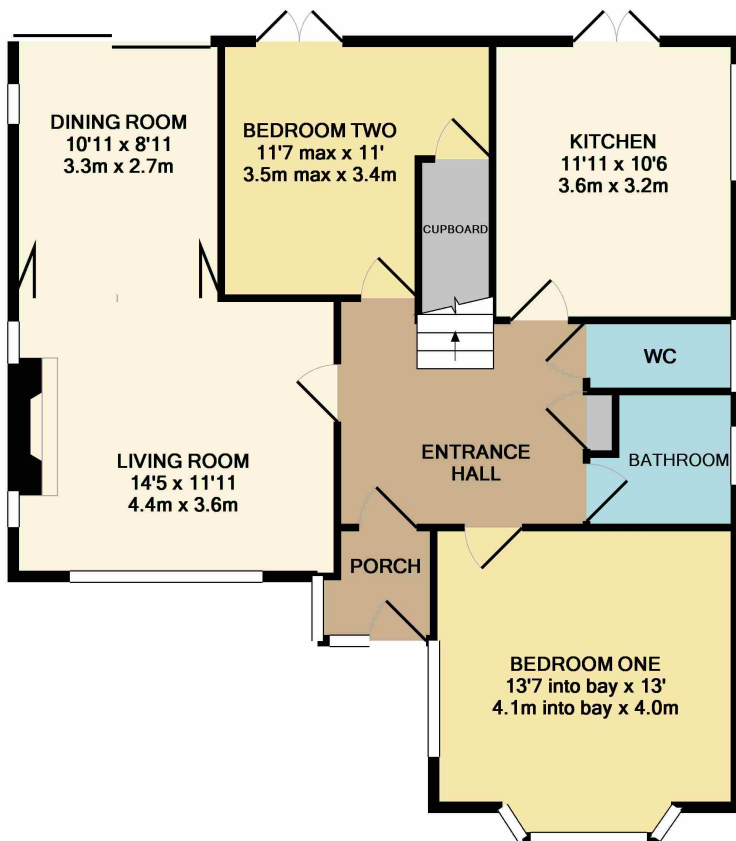
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com

The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.
Complaints Procedure.

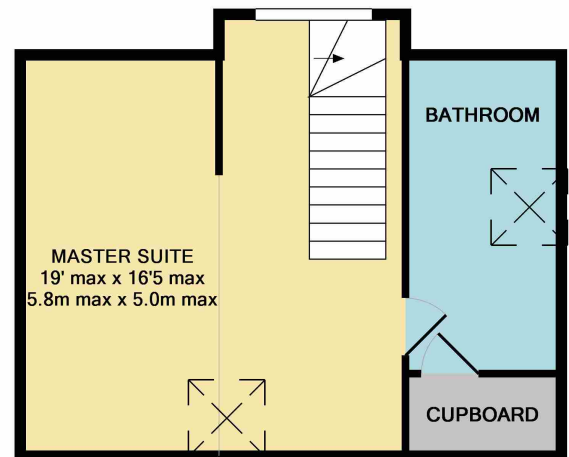
Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

EPC RATING

The EPC rating for this property is D66



GROUND FLOOR
APPROX. FLOOR
AREA 864 SQ.FT.
(80.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1278 SQ.FT. (118.7 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.