



**20 Ferndale Road, New Milton, Hampshire. BH25 5EY**

**Guide Price £469,950**



**Ross Nicholas & Company Limited**  
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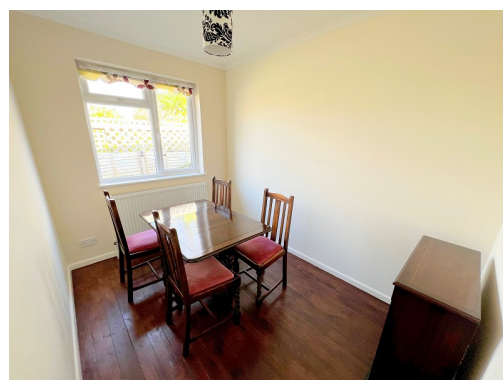




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**Guide Price £469,950**

A well presented light and airy three bedroom detached bungalow set on a larger than average plot allowing off road parking for numerous vehicles and boat/caravan subject to size. Features of the property include sitting room, kitchen, bathroom, separate w.c and garage. Sole Agents and vacant possession.



## ENTRANCE

Recessed entrance with UPVC double glazed door leading to:

## ENTRANCE HALL

Two ceiling light points, hatch to loft area with pull down ladder, boarding, insulation and light. Double panelled radiator, cupboard with hanging and additional storage over and cupboard housing consumer unit.

## SITTING ROOM (14' 10" X 13' 0") OR (4.51M X 3.95M)

Aspect to the front elevation through UPVC double glazed window, obscure UPVC double glazed window to side, ceiling light, power points, T.V aerial point and fire surround, heath and ornate mantel. Double panelled radiator and power points.

## KITCHEN (10' 2" X 11' 0") OR (3.10M X 3.36M)

Aspect to both rear and side elevations through UPVC double glazed windows, smoothed finished ceilings and light. Single bowl single drainer stainless steel sink unit set into a work surface extending three walls and base drawers and cupboards beneath. Fitted electric cooker, space for washing machine and full height fridge/freezer. Double panelled radiator, large storage cupboard, wall mounted Vaillant gas fired boiler, power points and UPVC double glazed door to side.

## BEDROOM 1 (11' 8" X 11' 5") OR (3.55M X 3.48M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, double panelled radiator and power points.

## BEDROOM 2 (11' 0" X 10' 0") OR (3.36M X 3.05M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator and power points.

## BEDROOM 3 (7' 1" X 11' 8") OR (2.16M X 3.55M)

Aspect to the side elevation through UPVC double glazed window, ceiling light, panelled radiator and power points.

## BATHROOM

Obscure UPVC double glazed window to rear, ceiling light, part tiled wall surrounds, panelled bath with Mira shower unit and glazed shower screen, pedestal wash hand basin and panelled radiator. Large mirror and mirror fronted medicine cabinet.

## WC

Obscure UPVC double glazed window to rear, low level w.c, wall hung wash hand basin, tiled splash back, mirror and panelled radiator.

## OUTSIDE

The gardens are a main features of the property and to the front there is a large area of lawn which is bounded behind hedging panelled and close board fencing. Shrub and flower beds and large shingled driveway that extends along the side elevation providing off road parking for approximately 9 cars and boat/caravan subject to size.

## GARAGE

Double opening doors, power and light.

## REAR GARDEN

Design for easy maintenance being mainly paved with a selection of raised shrub and flower beds and water tap. To the rear of the garage there is a additional workshop/garden store.

## DIRECTIONAL NOTE

From our New Milton office turn left at the traffic lights and proceed up Station Road over the railway bridge taking the next turning right into Manor Road. Follow the road along turning left into Oakwood Avenue and next left into Ferndale Road. The property will be located on your right.

## 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.

## TENURE

The resale tenure for this property is Freehold

## COUNCIL TAX

The council tax for this property is band D

## EPC RATING

The EPC rating for this property is D67



GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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