



7 Ashlet Gardens, Ashley, Hampshire. BH25 5YD

Guide Price £269,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500

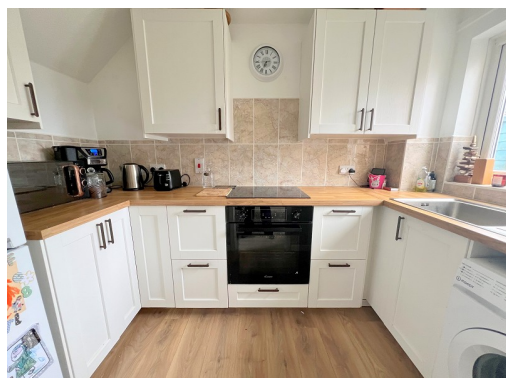




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A two bedroom mid-terrace house enjoying a South facing garden and located in a popular residential area. Features of the property include Lounge/Dining Room, Kitchen, Bathroom, UPVC double glazing, Gardens and residents parking. Vendor suited.



LOUNGE/DINING AREA (19' 7" X 13' 10") OR (5.96M X 4.22M)

Accessed via UPVC double glazed front door. Staircase to first floor landing, wall lights, power points, modern electric wall mounted heater, TV aerial point, aspect to the front elevation through UPVC double glazed window and UPVC double glazed door with matching side screen providing both views and access onto rear garden.

KITCHEN (9' 7" X 5' 11") OR (2.92M X 1.80M)

UPVC double glazed window to rear elevation, ceiling light point, single bowl, single drainer stainless steel sink unit set into a work surface extending along three walls with range of base cupboards and drawers beneath. Fitted electric oven, four ring induction hob, part tiled wall surrounds, recess for full height fridge/freezer and washing machine, eye level storage cupboards and power points.

FIRST FLOOR LANDING

Hatch to loft area, ceiling light, airing cupboard housing pre-lagged hot water cylinder with fitted immersion.

BEDROOM 1 (14' 1" X 8' 5") OR (4.29M X 2.57M)

Aspect to the front elevation through two UPVC double glazed windows. Wall light point, power points, recessed wardrobe with hanging rail and shelf.

BEDROOM 2 (10' 4" X 6' 11") OR (3.15M X 2.12M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, power points.

BATHROOM (6' 8" X 4' 11") OR (2.03M X 1.51M)

Obscure UPVC double glazed window to rear. Ceiling light, part tiled wall surrounds, panelled bath unit with central monobloc mixer tap and separate shower over bath, low level WC, pedestal wash hand basin with mirror, light and shaver point over.

OUTSIDE

A paved pathway provides access to front door with the remainder of the garden being mainly shingled for easy maintenance. There is a storage cupboard with electric meter.

REAR GARDEN

Paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind panelled fencing and there is a shingled pathway which provides access to the rear boundary where there is access to the communal pathway. The property also benefits from parking in the residents parking bays throughout the development.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and continue until reaching Ashley. At the traffic lights in Ashley turn left and continue until reaching Poplar Road on the right. Turn into Poplar Road then at the fork take the left turn into Ashlet Gardens.

PLEASE NOTE

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.

COUNCIL TAX

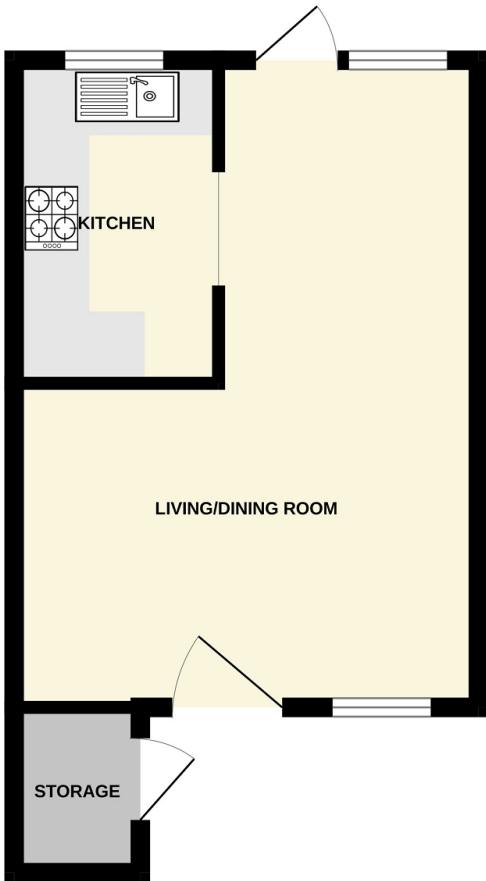
The council tax for this property is band B

EPC RATING

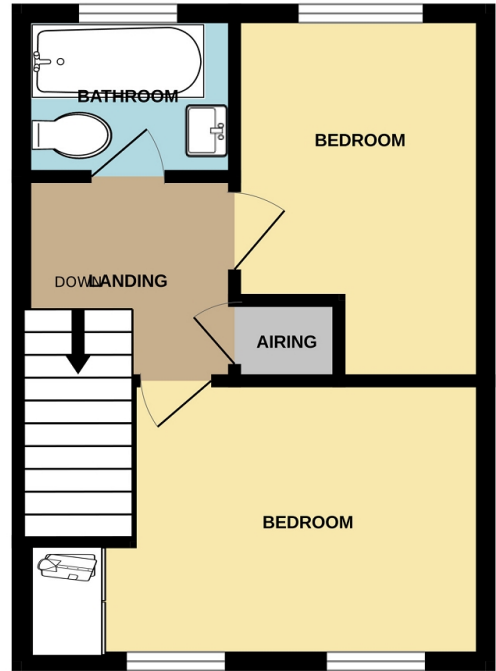
The EPC rating for this property is E44



GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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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.