



**25 Wainsford Road, Pennington, Hampshire. SO41 8GE**

**Offers In Region Of £325,000**



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







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A well presented two double bedroom semi-detached bungalow situated in a small private close benefiting from a good sized garden, off road parking and a garage located next to the property.





## COVERED ENTRANCE

Tiled step. Part double glazed, obscure UPVC entrance door to:

## HALLWAY

'L' shaped. Radiator. Wall mounted central heating thermostat control. Airing cupboard housing lagged tank with slatted shelving above. Access to roof space

## LIVING ROOM (17' 0" X 11' 5") OR (5.18M X 3.48M)

Wall mounted gas fire with feature wood surround. TV aerial point. Phone point. Two radiators. Coved ceiling. Double glazed UPVC sliding patio door to:

## GARDEN ROOM (9' 9" X 8' 8") OR (2.97M X 2.64M)

Of UPVC construction with double glazed windows to three aspects and casement door opening to the rear garden. Polycarbonate pitched roof.

## KITCHEN (9' 7" X 9' 0") OR (2.92M X 2.74M)

Comprising base units of drawer and cupboards under contrasting roll top working surfaces. Freestanding oven with gas hob. Extractor in stainless steel canopy above. Space and plumbing for automatic washing machine. Built-in single bowl, single drainer, stainless steel sink unit. Matching eye level cupboards. Wall mounted boiler for the central heating and domestic hot water with nearby programmer. Strip lighting. UPVC double glazed window overlooking the rear garden and part double glazed obscure UPVC door leading out to the side of the property.

## BEDROOM 1 (14' 7" X 9' 8") OR (4.44M X 2.95M)

Plus door recess and built-in double wardrobe. Radiator. Double glazed UPVC front aspect window.

## BEDROOM 2 (9' 10" X 9' 7") OR (3.00M X 2.92M)

Plus door recess and built-in double wardrobe. Radiator. Double glazed UPVC front aspect window.

## BATHROOM (5' 7" X 5' 0") OR (1.70M X 1.52M)

White suite comprising panelled bath with electric shower over and pedestal wash hand basin. Double glazed obscure UPVC window.

## WC

Comprising low level WC. Double glazed obscure UPVC window.

## OUTSIDE

The rear garden is a lovely feature of the property and is laid to lawn with a small area of patio adjoining the Garden Room. To the side of the property there is a pathway in turn leading to:

## THE APPROACH

Laid to shingle for off road parking and a small low maintenance border.

## GARAGE

Located adjacent to the property. Metal up and over door.

## DIRECTIONAL NOTE

From our office proceed towards Lymington on the A337. At the shops at Fox Pond turn left into South Street and continue along here for around half a mile. Turn left into Wainsford Road and the property will be found a little way up on the left 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.

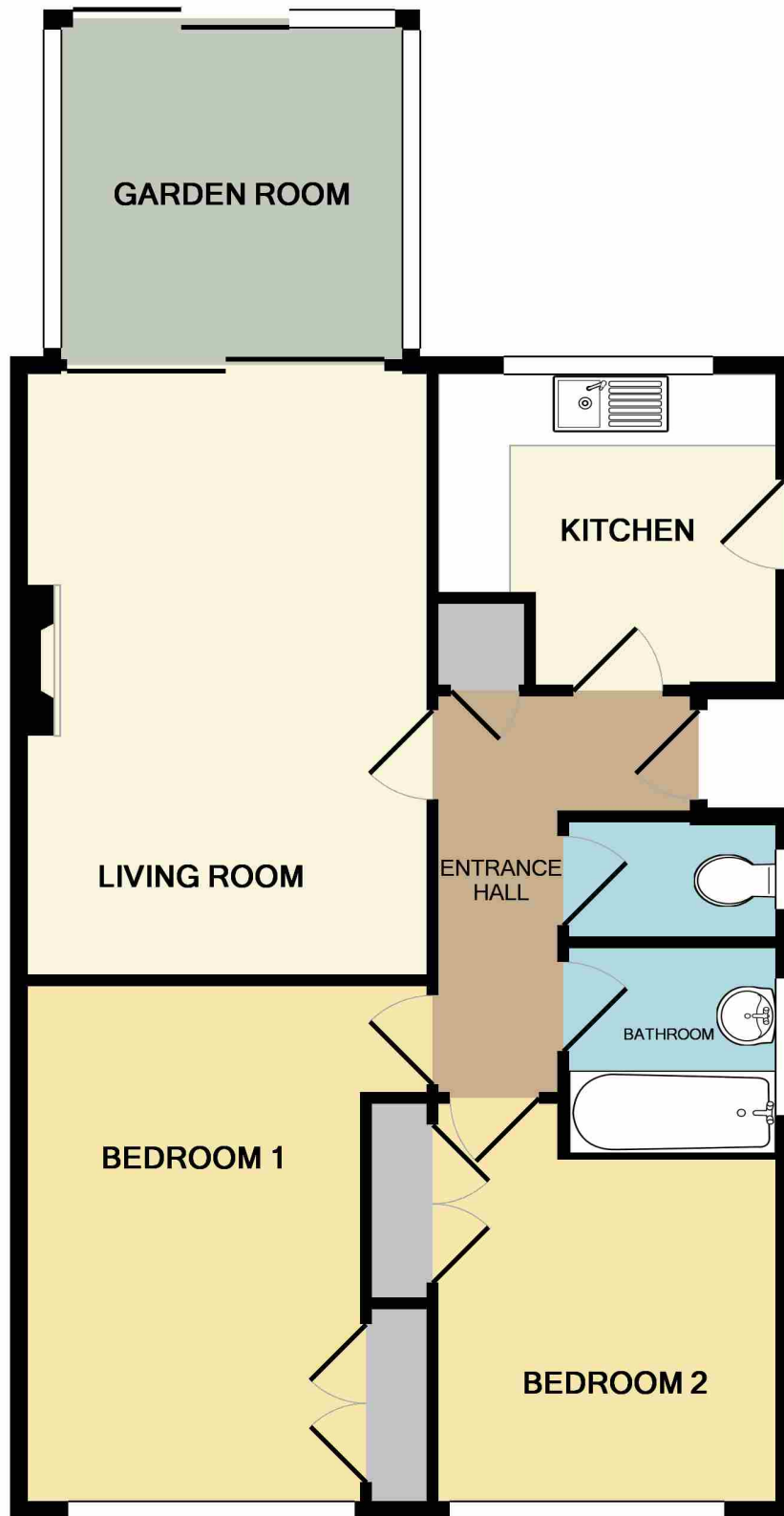
## TENURE

The resale tenure for this property is Freehold

## EPC RATING

The EPC rating for this property is D61





TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 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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**9 Old Milton Road, New Milton. Hampshire. BH25 6DQ**  
**01425 625 500**  
**sales@rossnicholas.co.uk**

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