



1a Heath Road, Hordle, Lymington, Hampshire. SO41 0GG

Guide Price £499,950



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





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A well presented detached three bedroom bungalow situated in a sought after residential area within a short walk of local shopping parade. Features of the property include Entrance Hall, Sitting Room, separate Dining Room, Kitchen, Bath/ Shower Room, gas fired central heating, UPVC double glazed windows. Driveway providing parking for numerous cars and boat/caravan subject to size. Garage. Southerly facing rear garden.



ENTRANCE PORCH

Accessed via sliding double glazed doors. Quarry tiled flooring, wall light and Polycarbonate roof. Obscure UPVC double glazed front door with matching side screen providing access to:

ENTRANCE HALL

Hatch to loft area with pull down ladder, ceiling light, double panelled radiator, thermostatic control for central heating, double opening cloaks cupboard with shelf, double opening linen cupboard with slatted shelves, water softener and additional single storage cupboard with hanging rail.

SITTING ROOM (17' 5" X 11' 7") OR (5.32M X 3.53M)

Aspect to both front and side elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light point, two panelled radiators, TV aerial point, power points. Electric flame effect fire with stone surround, hearth and mantel. Gas connection for gas fire. Open way through to:

DINING ROOM (8' 1" X 8' 11") OR (2.46M X 2.71M)

Double opening UPVC double glazed doors through to garden. Smooth finished ceiling, ceiling light point, panelled radiator, power points. Open way through to:

KITCHEN (8' 11" X 8' 10") OR (2.73M X 2.69M)

Aspect to the rear elevation through UPVC double glazed window. Matching door to side providing access onto rear garden. Smooth finished ceiling, recessed lighting, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base cupboards beneath and recess for under counter fridge and washing machine. Additional work surface with recess for electric cooker and tumble dryer and eye level storage cupboards, part tiled wall surrounds, wall mounted Worcester/Bosch gas fired boiler.

BEDROOM 1 (13' 1" X 10' 11") OR (3.98M X 3.32M)

Aspect to the front and side elevations through UPVC double glazed windows, ceiling light, double panelled radiator, range of bedroom furniture comprising two double wardrobes with hanging rails and storage and additional storage cupboard to side. Double opening doors providing access to:

EN-SUITE SHOWER ROOM

Corner shower cubicle with glazed sliding screens and shower unit, pedestal wash hand basin, low level WC, wall mounted mirror, light and shaver point, extractor fan and heated towel rail.

BEDROOM 2 (12' 0" X 7' 11") OR (3.67M X 2.42M)

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

BEDROOM 3 (8' 11" X 8' 10") OR (2.72M X 2.70M)

Aspect to the rear elevation through UPVC double glazed window. Single panelled radiator, power points, fitted bedroom furniture comprising one double wardrobe unit with bed recess to side and storage cupboards over.

BATH/SHOWER ROOM

Obscure UPVC double glazed window to rear. Ceiling light, recessed ceiling lights, extractor fan, fully tiled wall surrounds, panelled bath unit with monobloc mixer tap, heated towel rail, low level WC with concealed cistern and display shelving to side. Pedestal wash hand basin with monobloc mixer tap and large mirror fronted medicine cabinet with light over. Corner shower cubicle with glazed screen and thermostatically controlled shower unit, tiled flooring.

OUTSIDE

The front garden is designed for easy maintenance being mainly shingled to provide a large parking area for approximately four cars and is enclosed behind close board fencing. A driveway extends along the side elevation providing parking for additional cars and access to:

GARAGE

Up and over door, power and light. Aspect to rear elevation, personal door providing access to:

REAR GARDEN

The garden is mostly laid to lawn with a selection of shrub and flower beds and is enclosed behind close board fencing. There is a pathway leading from the rear of the property to the garage and located on the rear boundary there is an enclosed wooded area ideal for storage of compost.

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 proceed over the traffic lights into Ashley Road and continue until reaching the village of Hordle. Turn right on reaching Stopples Lane taking approximately 4th turning right into Heath Road.

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

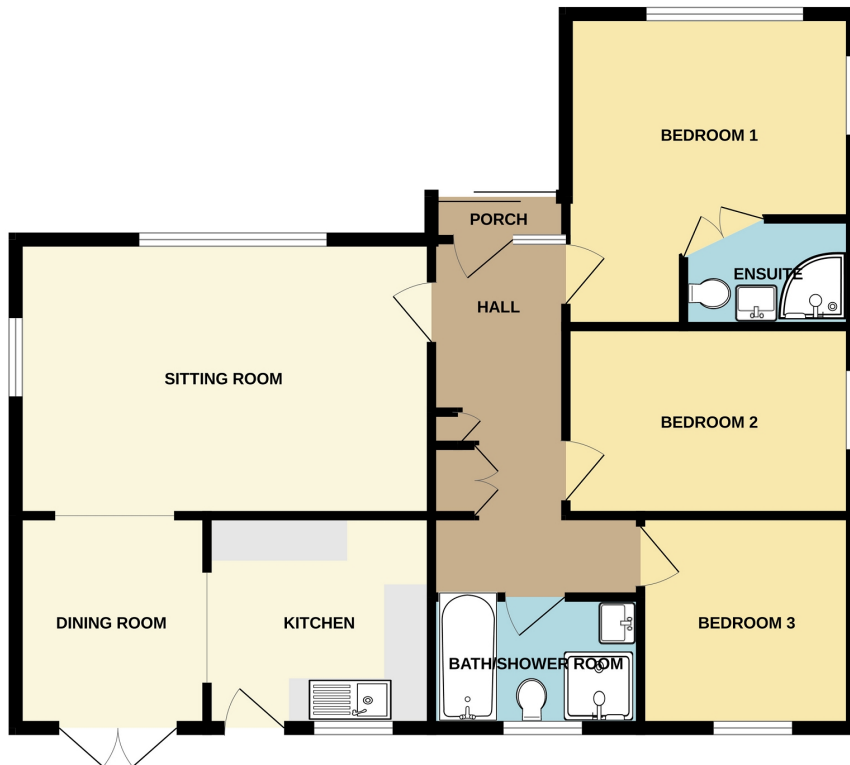
The council tax for this property is band D

EPC RATING

The EPC rating for this property is D63



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 843 sq.ft. (78.3 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.