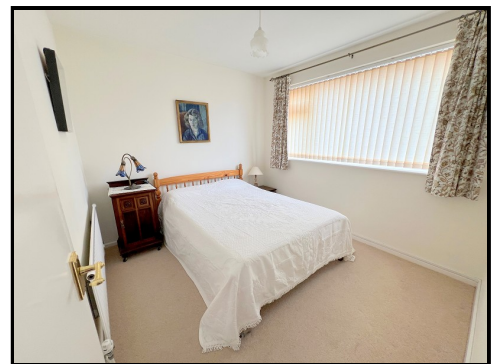




24 Blenheim Crescent, Hordle, Hampshire. SO41 0GR

Guide Price £399,950



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





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A spacious detached chalet residence requiring modernisation and located in a popular residential area within the semi-rural village of Hordle. Features of the property include Entrance Porch, Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Garden Room, Two Ground Floor Bedrooms, Shower Room, two First Floor Bedrooms, Main Bathroom, UPVC double glazing, gas fired central heating off road parking, Garage and private gardens



ENTRANCE PORCH

Aspect to both front and side elevations, door leading to:

HALLWAY

Smooth finished ceiling light, wall light point, panelled radiator, cupboard housing gas and electricity meters.

SITTING ROOM (14' 4" X 12' 2") OR (4.38M X 3.72M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, gas fire with tiled surround, hearth and mantel. TV aerial point, power points.

KITCHEN BREAKFAST ROOM (26' 1" X 7' 6") OR (7.96M X 2.28M)

Dual aspect to the rear elevation. Obscure UPVC double glazed window to side. Smooth finished ceiling, two ceiling light points, double panelled radiator, staircase to first floor landing, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for gas cooker, extractor fan, recess for under counter fridge/freezer, part tiled wall surrounds, eye level storage cupboards, recess for full height fridge/freezer, power points, UPVC double glazed door providing access to:

GARDEN ROOM (11' 7" X 7' 9") OR (3.53M X 2.36M)

Aspect to three sides, wood flooring, connections for washing machine and tumble dryer, wall light.

BEDROOM 1 (9' 11" X 9' 1") OR (3.03M X 2.78M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, panelled radiator, recessed wardrobe with hanging rail and shelf.

BEDROOM 2 (9' 11" X 6' 7") OR (3.03M X 2.01M)

Aspect to the side elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, panelled radiator, power points, recessed wardrobe with hanging rail and shelf.

SHOWER ROOM

UPVC double glazed window to side. Smooth finished ceiling, ceiling light, part tiled wall surrounds with double shower cubicle. Thermostatically controlled shower unit. Low level WC, pedestal wash hand basin with mirror over. Panelled radiator, mirror fronted medicine cabinet and tiled flooring.

FIRST FLOOR LANDING

Smoke detector, ceiling light.

BEDROOM 3 (9' 11" X 14' 0") OR (3.03M X 4.26M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator. Range of fitted wardrobes with double opening doors, hanging rails and shelving. Additional recessed wardrobe with sliding doors, hanging rail and shelving.

BEDROOM 4 (16' 0" X 8' 1") OR (4.87M X 2.47M)

Aspect to the side elevation through UPVC double glazed window. Panelled radiator, power points, access to eaves storage, triple wardrobe with sliding doors, hanging rails and shelving.

BATHROOM

Double glazed Velux window. Panelled bath unit with wall mounted electric shower. Bidet, low level WC, wash hand basin, mirror fronted medicine cabinet, ceiling light.

OUTSIDE

The front garden is mostly laid to lawn with a driveway extending along the side elevation providing off road parking for a number of cars and access to:

GARAGE

Double opening doors, power and light.

REAR GARDEN

Paved patio adjoining the rear of the property with the remainder of the garden being laid to lawn with a central paved pathway providing access to the rear boundary where a garden shed is to be found. The garden is enclosed by close boarded fencing.

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 the village of Hordle. On reaching Stopples Lane on the right turn into this road and take the first turning right into Stoneleigh Avenue then first right into Blenheim Crescent.

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.

TENURE

The resale tenure for this property is Freehold



COUNCIL TAX

The council tax for this property is band E



GROUND FLOOR
839 sq ft. (76.1 sq.m.) approx.

1ST FLOOR
305 sq ft. (28.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1184 sq ft. (110.0 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.