



34 Ashley Common Road, Ashley, Hampshire. BH25 5AR

£439,950



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





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A very well presented spacious three bedroom semi-detached house with larger than average gardens and numerous outbuildings. Features of the property include Entrance Hall, spacious Sitting Room, Kitchen/Breakfast room with openway through to Conservatory/Dining Room, Bath/Shower Room, UPVC double glazing, Gas fired central heating, Utility Room, Walk-in Storage Room, Ground Floor Cloakroom, off road Parking for 2 cars.



COVERED ENTRANCE

Obscure UPVC double glazed front door with matching side window providing access to:

ENTRANCE HALL

Staircase to first floor landing, ceiling light, smoke detector, under stairs storage cupboard, double panelled radiator.

CLOAKROOM

Obscure UPVC double glazed window to side, ceiling light, panelled walls, low level WC, corner wash hand basin with monobloc mixer tap and storage beneath, panelled radiator.

SITTING ROOM (19' 0" X 11' 7") OR (5.79M X 3.52M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, wall lights, two double panelled radiators, power points, TV aerial point, wall hung electric fire.

KITCHEN BREAKFAST ROOM (13' 10" MAX X 10' 10") OR (4.22M MAX X 3.31M)

Recessed lighting, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath and recess for dishwasher. Additional work surfaces with base drawers and cupboards beneath. Recess for under counter fridge, eye level storage cupboards, recess for gas Range cooker with tiled surround and storage cupboard over. Openway through to:

CONSERVATORY/DINING ROOM (13' 5" X 13' 4") OR (4.10M X 4.07M)

Polycarbonate vaulted roof with light and fan. UPVC double glazed windows with brick walling, double panelled radiator, power points, wall lights, UPVC double glazed French doors providing access onto decking and garden beyond.

UTILITY ROOM (8' 0" X 7' 11") OR (2.45M X 2.42M)

UPVC double glazed door to side elevation. Wall hung Worcester/Bosch gas fired boiler. Work surface with recesses for washing machine and tumble dryer beneath. Additional water connections and part tiled wall surrounds, ceiling light.

STORE ROOM (8' 0" X 6' 10") OR (2.45M X 2.08M)

Smooth finished ceiling, recessed light, recess for two full height fridge/freezers, power points, modern consumer unit, electric and gas meters, work surface with additional storage beneath.

LANDING

Aspect to the side elevation through UPVC double glazed window, ceiling light, smoke detector, hatch to loft area with pull down ladder.

BEDROOM 1 (19' 2" X 11' 7") OR (5.85M X 3.52M)

Aspect to the front elevation through UPVC double glazed windows, two ceiling light points, panelled radiator, power points, range of fitted wardrobes comprising two large double units with hanging rails and storage over. Airing cupboard housing lagged hot water cylinder with fitted immersion.

BEDROOM 2 (15' 2" X 8' 5") OR (4.63M X 2.56M)

Aspect to the front elevation through UPVC double glazed window. Two ceiling light points, 2 panelled radiators, power points.

BEDROOM 3 (11' 6" X 10' 9") OR (3.50M X 3.27M)

Aspect to the rear elevation through UPVC double glazed window. Recessed lighting, single panelled radiator, power points.

BATH/SHOWER ROOM (8' 4" X 7' 9" MAX) OR (2.54M X 2.35M MAX)

Obscure UPVC double glazed window to rear. Ceiling light, both tiled and panelled walls. Corner bath unit with monobloc mixer tap and shower attachment. Shower unit with glazed screens and thermostatically controlled shower, low level WC, pedestal wash hand basin with tiled splash back, panelled radiator.

OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled to provide off road parking and pathway provides access along the side elevation to the front door. The front garden is enclosed behind both panelled fencing and low brick walling to the front boundary. Pathway along the side elevation and continues to the rear garden.

REAR GARDEN

The rear garden is one of the main features of the property and has a raised decking area adjoining the rear of the property. The remainder of the garden is mostly laid to lawn with shrub and flower beds and stepping stone pathway provides access to the rear boundary. The garden is enclosed behind both close board and panelled fencing and benefits from a summerhouse. Located on the rear boundary there are a number of outbuildings incorporating Workshop which is of a large size with power and light and an additional garden store with light and power with double opening doors. Connecting the two units is an enclosed storage area.

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 proceed to the lights at Ashley. Turn left at the lights into Ashley Common Road and the property will be found on the right.



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

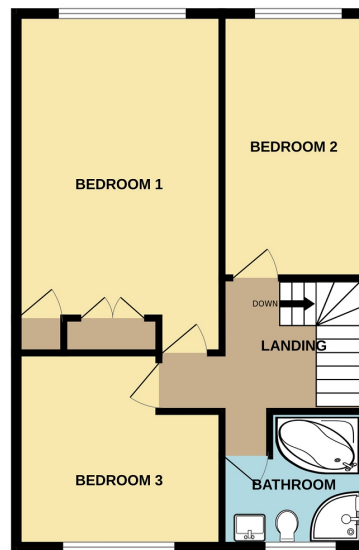
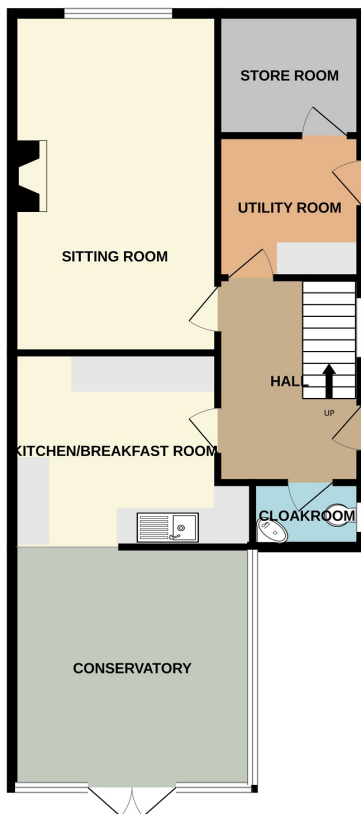
COUNCIL TAX

The council tax for this property is band D



GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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.