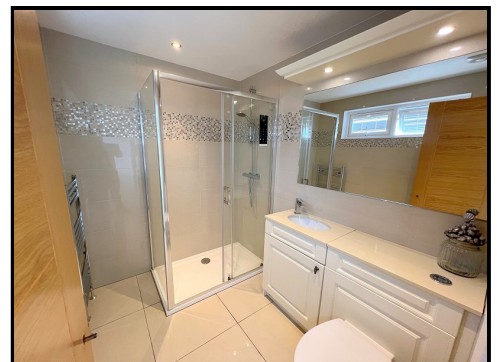
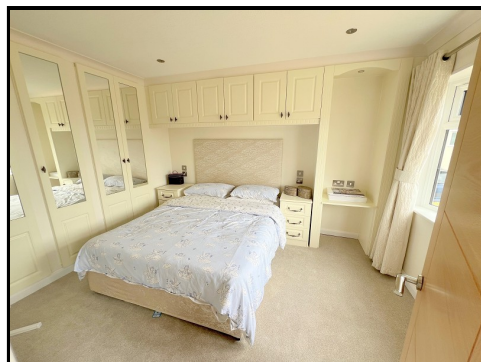




2 Fleur-de-lys Park, Pilley Hill, Pilley, Lymington, Hampshire. SO41 5QJ

£179,950



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

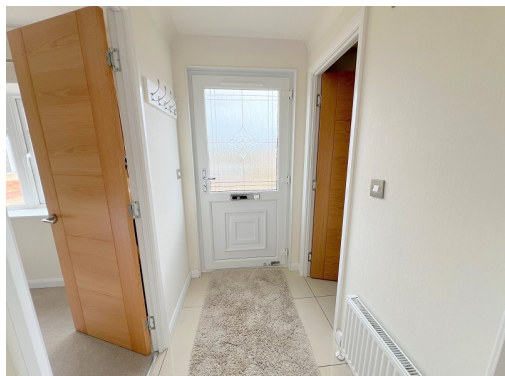




2 Fleur-de-lys Park, Pilley Hill, Pilley, Hampshire. SO41 5QJ

£179,950

A very well presented two year old situated in the heart of the semi-rural village of Pilley. Features of the the property include Entrance Hall, Sitting/Dining Room, integrated Kitchen, Shower Room, UPVC double glazing, mains gas fired central heating.



ENTRANCE HALL

Accessed via UPVC double glazed front door, recessed lighting, panelled radiator, tiled flooring,

SITTING ROOM/DINING ROOM (13' 1" X 11' 11") OR (3.99M X 3.64M)

Aspect to both the front, side and rear elevations through UPVC double glazed windows with double opening doors providing access to side elevation. Vaulted ceiling, recessed lighting, two panelled radiators, TV connections for wall hung television, power points.

KITCHEN (11' 9" X 7' 0") OR (3.57M X 2.13M)

Aspect to the rear elevation through UPVC double glazed windows. Butler style ceramic sink set into a Quartz work top extending along two walls with base drawers and cupboards beneath. Integrated fridge/freezer and washing machine. Additional Granite work top with base drawers and cupboards beneath and fitted Classic Range cooker. Eye level storage cupboards one of which housing Ariston gas fired boiler, part tiled wall surround, recessed lighting, tiled flooring.

BEDROOM (12' 8" X 9' 3") OR (3.85M X 2.83M)

Aspect to the front elevation through UPVC double glazed window. Recessed lighting, hatch to loft area, double panelled radiator, range of fitted wardrobes comprising two double and one single units with hanging rails and shelves. Bed recess with additional storage cupboards over, small dressing table with recessed light.

SHOWER ROOM (7' 5" X 5' 10") OR (2.26M X 1.77M)

Fully tiled wall surrounds with large walk-in double shower cubicle. Thermostatically controlled shower unit, wash hand basin with Quartz work top and cupboard beneath., low level WC to side. Large mirror over and recessed lighting, Heated towel rail, panelled radiator, tiled flooring, UPVC double glazed window to front.

OUTSIDE

The property benefits from parking space and the front elevation is designed for easy maintenance and shingled area. Outside lighting. Located to the rear of the unit there is an enclosed garden area which once again is designed for easy maintenance. Paved patio and the remainder being artificial lawn, this is enclosed behind both close board and picket 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 turn right at the traffic lights and continue until the mini-roundabout then turn left and continue until reaching Lymington. On reaching Lymington follow signs for Pilly and Fleur-de-lys Park will be found adjacent to Fleur-de-Lys pub.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

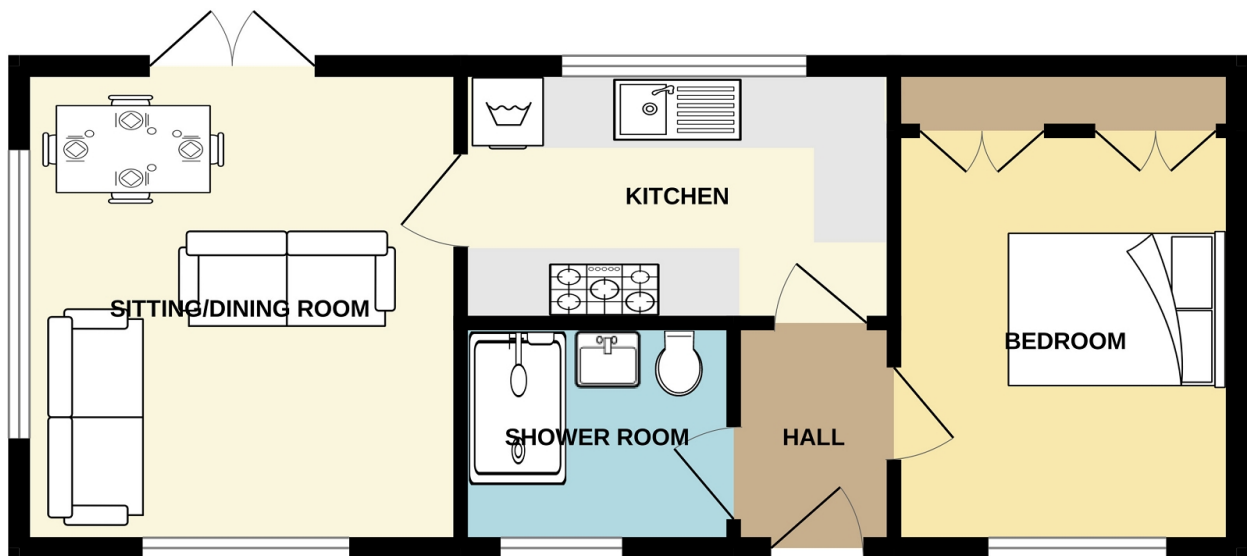
PLEASE NOTE

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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

COUNCIL TAX

The council tax for this property is band A

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 430 sq.ft. (39.9 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.