



2 Woodlawn Close, Barton On Sea, Hampshire. BH25 7BY

Guide Price £550,000



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





2 Woodlawn Close, Barton On Sea, Hampshire. BH25 7BY

Guide Price £550,000

A very well presented three double bedroom detached bungalow located in a highly sought after position within a quiet cul-de-sac location. Features of the property include Entrance Hall, Sitting Room, Dining Room, Kitchen, En-Suite Shower Room, Bath/Shower Room, Garage, utility room, private gardens, gas fired central heating, UPVC double glazing, Sole Agents, Vacant Possession.



ENTRANCE HALL

Accessed via UPVC front door with matching side screen. Smooth finished ceiling, recessed lighting, double panelled radiator, cupboard housing electric meter and consumer unit. Hatch to loft area with pull down ladder, telephone point.

SITTING ROOM (19' 11" X 13' 1") OR (6.06M X 3.98M)

Aspect to the front elevation through UPVC double glazed picture window and additional aspect to the side through UPVC double glazed window. Smooth finished ceiling, ceiling light, two double panelled radiators, wall mounted flame effect electric fire, power points, TV aerial point, wall light point, open way through to:

DINING ROOM (8' 11" X 8' 4") OR (2.71M X 2.55M)

UPVC double glazed double opening French doors providing both views and access onto rear garden. Smooth finished ceiling, ceiling light, smoke detector, double panelled radiator, power points, wall light, open way through to:

KITCHEN (12' 9" X 9' 10") OR (3.89M X 3.00M)

Aspect to the rear elevation through UPVC double glazed windows, smooth finished ceiling, recessed lighting, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with recess for dishwasher and washing machine and storage cupboards. Additional work surface with base drawers and cupboards beneath. Recess for full height fridge/freezer and recess for Range gas cooker with extractor fan over. UPVC double glazed door providing access onto rear elevation.

BEDROOM 1 (16' 1" X 11' 4") OR (4.90M X 3.45M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points, range of fitted bedroom furniture incorporating two double wardrobe units with hanging rails and shelving and central chest of drawers, mirror and further storage over.

BEDROOM 2 (11' 10" X 10' 4") OR (3.61M X 3.15M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points, one single and one double wardrobe unit with hanging rail and storage over.

BEDROOM 3 (17' 1" X 8' 6") OR (5.21M X 2.59M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, double panelled radiator, power points. UPVC double glazed door providing access to rear garden.

EN-SUITE SHOWER ROOM (8' 6" X 2' 10") OR (2.59M X 0.87M)

Smooth finished ceiling, recessed lighting, extractor fan. Shower cubicle incorporating thermostatically controlled shower with rain effect shower head and additional shower attachment. Folding glazed door. Wash hand basin with monobloc mixer tap and storage beneath. Low level WC. Heated towel rail, fully tiled wall surrounds, extractor fan.

BATH/SHOWER ROOM (8' 8" X 7' 9") OR (2.65M X 2.35M)

Obscure UPVC double glazed windows to rear, smooth finished ceiling, recessed lighting. Panelled bath with monobloc mixer tap, heated towel rail, low level WC. Wash hand basin with monobloc mixer tap, mirror, light and shaver point over, storage beneath. Corner shower cubicle with thermostatically controlled shower, sliding glazed screens and extractor fan.

OUTSIDE

To the front elevation there is a pathway providing access to the front door with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. To the front boundary there is low brick walling and a driveway extends along the side elevation provides off road parking and access to:

GARAGE

Integral tandem garage with remote control up and over door, power and light, gas meter, eaves storage.

UTILITY ROOM

Located externally to the rear of the garage with power and light.

REAR GARDEN

Adjoining the rear of the property is a covered patio area with outside water and lighting. The remainder of the garden is laid to lawn and enclosed by close boarded fencing to provide seclusion and there is a selection of shrubs, flowers and trees, a personal gate provides access along the side elevation providing return access to the front.

DIRECTIONAL NOTE

From our office in Old Milton Road proceed down the road until reaching A337 cross over into Southern Lane taking the third turning left into Moorland Avenue then first turning right into Woodlawn Close.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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.



TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band D

GROUND FLOOR
1345 sq.ft. (125.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1345 sq.ft. (125.0 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.

Made with Metriplex 12/2019

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.