

10a Woodlands Park, Stopples Lane, Hordle, SO41 0JB

£139,950







Ross Nicholas & Company Limited
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A two double bedroom detached Park Home located on a popular residential park within a short walk of local shopping parade. Features of the property include covered entrance, entrance hall, sitting room, kitchen/breakfast room, en-suite shower room, walk-in wardrobe, main bathroom, garage, gardens. Sole Agents, Vacant possession.







COVERED ENTRANCE
Quarry tiled flooring and UPVC double glazed door providing access to:



ENTRANCE HALL
Ceiling light, smoke detector, panelled radiator, power points, cupboard housing Worcester/Bosch gas fired boiler and shelving to side, ceiling light.

SITTING ROOM (19' 6" X 12' 0") OR (5.94M X 3.67M)
Aspect to both front and side elevations through UPVC double glazed windows. Two ceiling light points, two panelled radiators, power points, TV aerial point, fireplace with electric fire, quarry tiled hearth and wooden mantel. Wall light points.

KITCHEN/BREAKFAST ROOM (19' 6" X 12' 2" MAX) OR (5.94M X 3.71M MAX)
Aspect to both front and rear elevations through UPVC double glazed windows. Panelled radiator, single bowl single drainer composite sink unit with monobloc mixer tap set into a work surface and along two walls with range of base drawers and cupboards beneath. Fitted electric oven, four ring gas hob with extractor fan over. Eye level storage cupboards, part tiled wall surrounds, additional work surface with integrated dishwasher and recess for washing machine together with integrated fridge/freezer. Additional panelled radiator, breakfast bar with seating for two to three, UPVC double glazed door providing access onto rear elevation.



INNER HALL
Hatch to loft area, ceiling light, panelled radiator, power point.

BEDROOM 1 (9' 10" X 9' 4") OR (3.00M X 2.85M)
Aspect to the front elevation through UPVC double glazed window. Ceiling light, single panelled radiator, bed recess with bedside cabinet and dressing table with drawers. Power points, open way through to:

WALK IN WARDROBE
Two double and one single wardrobe unit with hanging rails and shelving and door leading to:

EN-SUITE SHOWER ROOM (5' 1" X 4' 11") OR (1.54M X 1.49M)
Obscure double glazed window to rear, extractor fan, ceiling light, double shower cubicle with sliding glazed shower screen. Thermostatically controlled shower unit, wash hand basin with monobloc mixer tap and low level WC, panelled radiator.



BEDROOM 2 (9' 5" X 8' 2") OR (2.88M X 2.49M)
Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator, power points. Recessed wardrobes comprising two double units with hanging rails and shelving.

BATHROOM (6' 9" X 5' 7") OR (2.07M X 1.69M)
Obscure UPVC double glazed window to front, extractor fan, ceiling light, panelled bath unit with tiled surround, low level WC, pedestal wash hand basin with tiled splash back, mirror, light and shaver point over.

OUTSIDE
To the front elevation the grounds are designed for easy maintenance being mainly shingled flint, a brick paved driveway provides access to:



GARAGE
Up and over door, power and light. From the garage a personal door provides access to the rear garden.

REAR GARDEN
Mainly paved with a selection of shrub and flower beds, outside lighting and access onto side elevation and roadway.

PITCH FEE
The site have confirmed that the current pitch fee is £271.65 pcm.

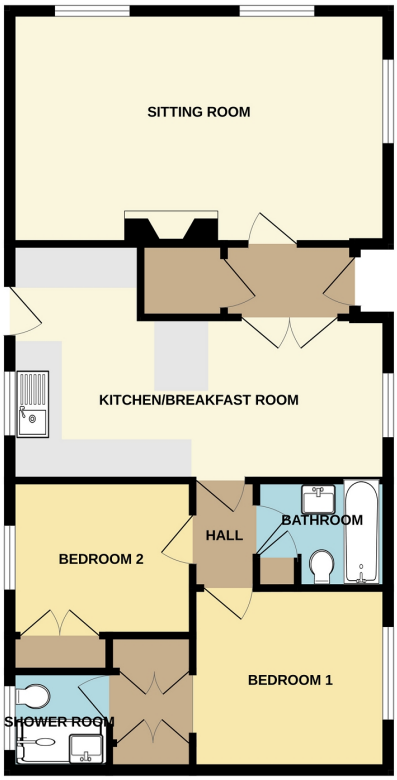
DIRECTIONAL NOTE
From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and continue on this road until reaching the village of Hordle. On reaching Hordle turn right when arriving at Stopples Lane on the right and Woodlands will be found on the left off Stopples Lane.

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.

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.

COUNCIL TAX
The council tax for this property is band A

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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