



105 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0AE

£99,950



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





105 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0AE

£99,950

A well presented two bedroom Park Home located on arguably one of the most sought after developments in the area. Features of the property include Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Bathroom, UPVC double glazing, gas fired central heating, Garage and Gardens, Sole Agents, end of chain.



ENTRANCE HALL

Accessed via UPVC double glazed front door. Panelled radiator, thermostatic control for central heating, ceiling light.

SITTING ROOM (11' 11" X 11' 7") OR (3.62M X 3.53M)

Aspect to both the side and front elevations through UPVC double glazed windows. Ceiling light, panelled radiator, power points, UPVC double glazed door providing access to side elevation.

KITCHEN BREAKFAST ROOM (11' 7" MAX X 11' 5") OR (3.53M MAX X 3.48M)

Aspect to both side elevations through UPVC double glazed windows. Two ceiling light points. Single bowl single drainer stainless steel sink unit set into a work surface extending along one wall with fitted electric oven, gas hob and extractor fan over. Base cupboards and drawers, recess for washing machine, broom cupboard, part tiled wall surrounds, eye level storage cupboards, panelled radiator, recess for three quarter height fridge/freezer and recess for tumble dryer, additional storage cupboards, boiler cupboard housing Worcester/Bosch gas fired boiler.

BEDROOM 1 (11' 7" X 7' 10") OR (3.53M X 2.38M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, two double recessed wardrobes with double opening doors, hanging rails and shelving. Additional single wardrobe with hanging rail and shelving. Connections for wall hung television.

BEDROOM 2 (8' 11" X 4' 11") OR (2.73M X 1.50M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, recessed wardrobe with hanging rail and shelf.

BATHROOM (6' 1" X 5' 7" MAX) OR (1.86M X 1.69M MAX)

Aspect to side, extractor fan, panelled bath unit with hot and cold monobloc mixer tap and shower attachment, glazed shower screen, low level WC, pedestal wash hand basin with tiled splash back, mirror, light and shaver point over. medicine cabinet.

OUTSIDE

To the front elevation the area is designed for easy maintenance being mainly shingled with a paved pathway providing access along the side elevation. There is a brick paved driveway providing off road parking and access to:

GARAGE

Up and over door, power and light.

REAR GARDEN

A paved patio area with raised brick areas with flowers and shrubs. Close board fencing proving seclusion, outside water tap and lighting. Openway through to the side elevation where there is a shingled area with shrubs and also enclosed behind close board panelled fencing.

PITCH FEE

£271.00 pcm.

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 until reaching the village of Hordle. When reaching Stopples Lane on the right turn into Stopples Lane and Woodlands will be found on the left.

PLEASE NOTE

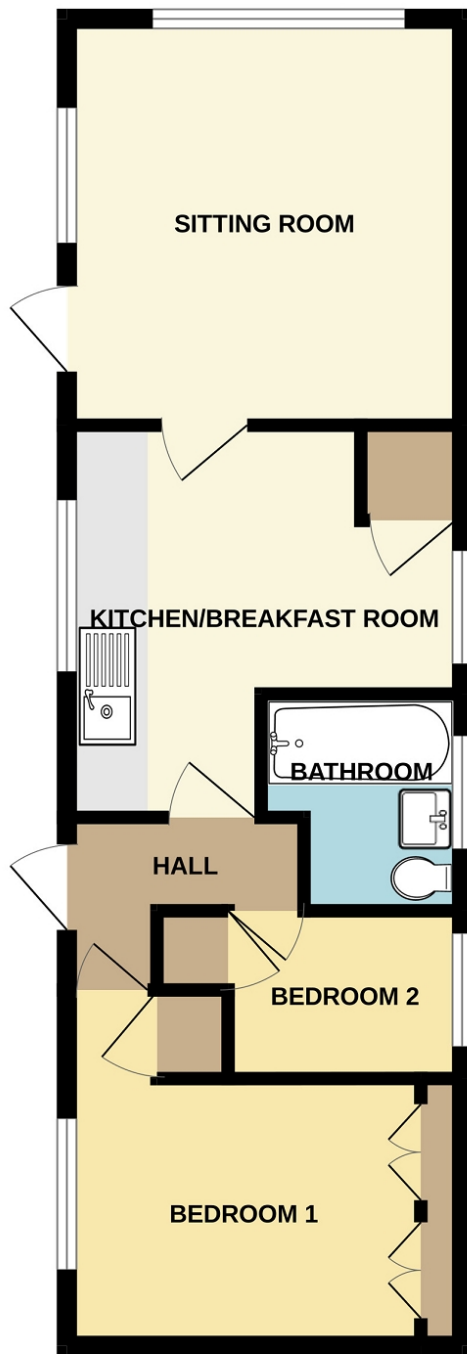
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COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 446 sq.ft. (41.5 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.