



8 Queens Grove, Ashley, Hampshire. BH25 5DA

£389,950



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





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A detached three bedroom bungalow situated in a popular residential area within a short walk of the local shopping parade. Modern boiler, large driveway, garage and private southerly facing rear garden.



ENTRANCE PORCH

Accessed via UPVC opaque double glazed front door with matching side screens providing access to:

ENTRANCE PORCH

Ceiling light point, panelled radiator, cupboard housing consumer unit and gas meter with additional storage over. Obscure glazed door providing access to:

SITTING ROOM (20' 0" X 12' 2") OR (6.10M X 3.70M)

Aspect to the side elevation through stained glass UPVC triple glazed window and additional UPVC double glazed window overlooking rear garden. Coved ceiling, ceiling light point, two panelled radiators, coal effect gas fire with stone fireplace, TV aerial point, power points, telephone point, open way through to:

DINING ROOM (10' 10" X 7' 10") OR (3.30M X 2.40M)

Aspect onto the side elevation through UPVC double glazed window, coved ceiling, ceiling light point, two wall light points, wall mounted thermostatic control for central heating, single panelled radiator, sliding door providing access to:

KITCHEN (11' 6" X 8' 10") OR (3.50M X 2.70M)

Aspect onto the rear elevation through UPVC double glazed window. One and a half bowl single drainer sink unit set into a working top extending along three walls with a range of base drawers and cupboards beneath. Recess for dishwasher. Integrated washing machine and fridge/freezer, fitted electric Neff double oven with storage above and beneath. Four ring Neff gas hob with extractor fan over, part tiled wall surrounds, eye level storage, double panelled radiator, breakfast bar with additional storage to side, modern Glow-worm. Coved ceiling, ceiling light point, obscure UPVC double glazed door giving access onto side elevation, power points.

INNER HALL

Hatch to loft area with pull down ladder. Single panelled radiator, power point, cupboard with slatted shelving surrounding, radiator and additional storage cupboard beneath.

BEDROOM 1 (12' 10" X 11' 2") OR (3.90M X 3.40M)

UPVC double glazed window, coved ceiling, ceiling light point, single panelled radiator, power points, telephone point.

BEDROOM 2 (11' 2" X 9' 6") OR (3.40M X 2.90M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, single panelled radiator, power points, corner wash hand basin with splash back.

BEDROOM 3 (9' 2" X 7' 10") OR (2.80M X 2.40M)

Aspect to the side elevation through UPVC triple glazed window. Ceiling light, single panelled radiator, UPVC double glazed window facing side elevation, power points.

BATHROOM (7' 10" X 5' 11") OR (2.40M X 1.80M)

Obscure UPVC triple glazed window facing side, ceiling light, part tiled wall surrounds, panelled bath unit with wall mounted Mira shower, pedestal wash hand basin, low level WC, wall mounted mirror fronted medicine cabinet, panelled radiator.

OUTSIDE

The front garden is mostly laid to lawn with a selection of well established shrub and flower beds. Driveway provides parking for approximately four cars and provides access along the side elevation to the garage.

GARAGE

Up and over door, power and light.

REAR GARDEN

Accessed via personal gate from the front driveway. This area is one of the main features of the property being private and southerly facing. The garden has a paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind fencing and benefits from a greenhouse, summerhouse and timber shed. Outside water tap and lighting. A pathway extends along the side elevation providing return access to the front.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

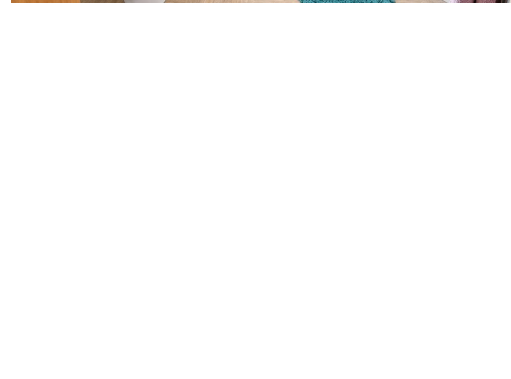
From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and proceed until reaching Ashley. Turn left at the Ashley traffic lights into Ashley Common Road and take the first turning left into Queens Grove.

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.



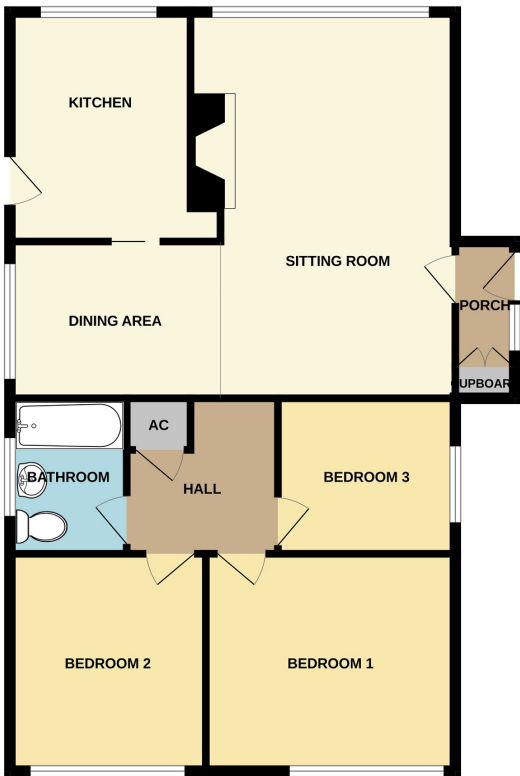
TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is D63

GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 907 sq.ft. (84.3 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.