

85 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



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

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A very well presented two bedroom park home located in a highly sought after residential park and offering numerous features including Entrance Hall, Sitting Room to Open Plan Kitchen. Shower Room, new roof and insulation, off road Parking, Gardens, UPVC double glazing, gas fired central heating, Sole Agents.







ENTRANCE HALL
Accessed via UPVC double glazed door, panelled radiator, coats cupboard with shelf.



SITTING ROOM (11' 9" X 11' 6") OR (3.58M X 3.50M)
Aspect to both side elevations through UPVC double glazed windows. Panelled radiator, TV aerial point, power points, open way through to kitchen.

KITCHEN (8' 9" X 11' 6") OR (2.67M X 3.50M)
Aspect to both side elevations through UPVC double glazed windows and UPVC double glazed door providing access onto side elevation. Single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with a range of base drawers and cupboards beneath. Zanussi washing machine, fitted electric oven with four ring electric hob and extractor fan over. Eye level storage cupboard housing Glow Worm gas fired boiler. The work surface extends providing a breakfast bar with storage cupboard beneath and under counter fridge and freezer. Ceiling light, range of power points, panelled radiator.

BEDROOM 1 (8' 3" X 11' 6") OR (2.52M X 3.50M)
Aspect to the front elevation through UPVC double glazed window providing an extended view down the Park. Ceiling light, double panelled radiator, power points, wall light points, fitted wardrobe comprising two double units with sliding doors, hanging rail and shelf. Telephone point, Internet connection.

BEDROOM 2 (6' 11" X 11' 6") OR (2.11M X 3.50M)
Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, range of power points, storage unit incorporating shelves and wall lights.

SHOWER ROOM (6' 10" X 5' 6") OR (2.08M X 1.67M)
Obscure UPVC double glazed window to side, panelled radiator, corner shower cubicle, low level w.c, wash hand basin with storage beneath and monobloc mixer tap.

OUTSIDE
To the front elevation this area is designed for easy maintenance being paved with shrub and flower bed. The paving extends along the left side elevation providing off road parking for one car and continues to the rear garden.

REAR GARDEN
There is a paved patio area adjoining the rear of the property with the remainder of the garden being artificially lawned and a shrub and flower bed. An additional paved area providing access to the metal garden store. The right side elevation has a raised decking area and there is a brick paved off road parking space and a paved pathway providing access to the front elevation. Outside power.

PITCH FEE

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

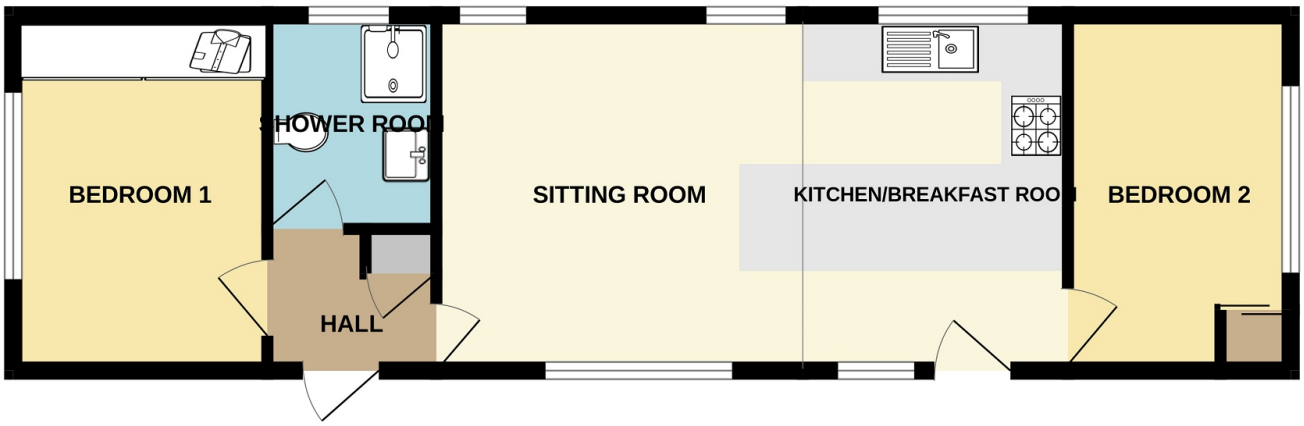
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All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for 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.

VIEWING ARRANGEMENTS
Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

COUNCIL TAX
The council tax for this property is band A

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 477 sq.ft. (44.3 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.