

6 Glendene Park, Bashley, BH25 5TA



£155,000



9 Old Milton Road
New Milton
Hampshire
BH25 6DQ

www.rossnicholas.co.uk

Tel: 01425 625500
Fax: 01425 625501
sales@rossnicholas

A well presented 2 bedroom double unit park home located within a highly sought after development. Lounge, dining area, kitchen and bathroom. The property also benefits from a private garden and off road parking. 55's and over and pets allowed.

UPVC DOUBLE GLAZED FRONT DOOR

Providing access to Entrance Hall, coved ceiling, ceiling light point, hatch to loft area with pull down loft ladder, single panelled radiator, cloaks cupboard with coat hooks and shelf.



SITTING ROOM 4.2m x 3.4m 13'9" x 11'2"

Aspect to both side and front elevations through UPVC double glazed windows. Coved ceilings, two ceiling light points, panelled radiator, feature flame effect electric fire set into a stone effect surround and hearth with ornate mantel, power points, openway through to:



DINING ROOM 2.5m x 2.1m 8'2" x 6'11"

Aspect over the front elevation through UPVC double glazed window. Coved ceiling ceiling light point, panelled radiator,

power points. Door provides access into:

KITCHEN 3.8m x 2.8m 12'6" x 9'2"

Aspect to the side elevation through UPVC double glazed window. Matching door providing access onto side elevation. Coved ceiling, ceiling light point, single bowl single drainer sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer and washing machine. Fitted four ring gas hob and extractor fan over. Eye level storage cupboards. Additional small work surface with storage cupboard beneath and fitted electric oven to side with storage above and beneath. Linen cupboard with slatted shelving with panelled radiator.



BEDROOM ONE 3.6m x 2.9m 11'10" x 9'6"

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, ceiling light point, panelled radiator, power points, fitted wardrobes comprising one double and one single unit with hanging rails and shelving.



BEDROOM TWO 2.9m x 2.6m 9'6" x 8'6"

Aspect to the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light point. Single panelled radiator, power points, double fitted wardrobe with hanging rail and shelf.



BATHROOM 1.9m x 1.7m 6'3" x 5'7"

Obscure UPVC double glazed window facing side elevation. Coved ceiling, ceiling light point, part tiled wall surrounds, white suite comprising low level WC, pedestal wash hand basin with tiled splash back and mirror over. Panelled bath unit with tiled surround, fitted thermostatically controlled shower unit and glazed shower screen.



there is a large metal garden store located on the rear boundary. An additional paved pathway to the opposite elevation provides access to the back door and return access to the front elevation. Outside water tap and power.

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 turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane and at Bashley Crossroad turn left and continue until reaching Glendene Park on the right (Almost opposite Sammy Miller Museum)

MAINTENANCE

£182.47 per month as of April 2018.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

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.

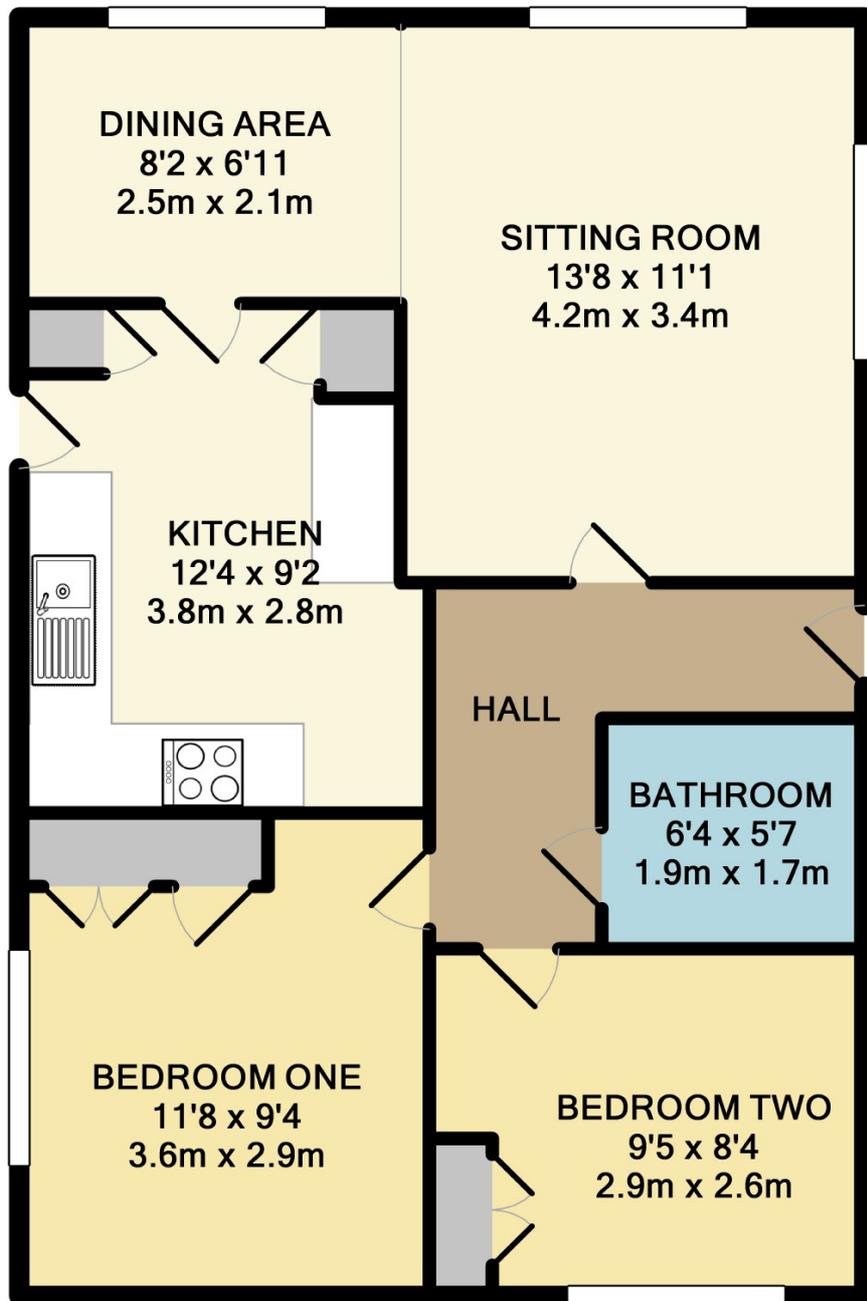
OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled with a selection of circular raised flower and shrub beds. There is a driveway providing off road parking and personal gate providing access to the front door together with a continued pathway extending along the side elevation to the rear garden.

REAR GARDEN

This area is mostly laid to lawn with a selection of shrub and flower borders and is enclosed behind panelled fencing and





TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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