

37 Thornham Road, Ashley, BH25 5AE



£250,000



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Hampshire
BH25 6DQ

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A spacious three bedroomed end of terrace house situated in a popular residential area within a short walk and amenities. UPVC double glazing, ground floor cloakroom, gas fired central heating, enclosed gardens, no forward chain, Sole Agents.

ENTRANCE PORCH

Accessed via UPVC double glazed front door with matching side screen. Consumer unit, power points, wall light point, storage cupboard with shelf.

GROUND FLOOR CLOAKROOM

Ceiling light point, low level WC, corner wash hand basin.

ENTRANCE HALL

Staircase to first floor landing, double panelled radiator, ceiling light, under stairs storage area.

LOUNGE/DINING ROOM 7.5m x 3.5m 24'7" x 11'6"

Aspect over the front elevation through UPVC double glazed window together with aspect to the rear through UPVC double glazed window. Smooth finished ceiling, two ceiling light points, two double panelled radiators, power points, TV aerial point, electric stainless steel fire with surround, hearth and mantel.



KITCHEN 3.2m x 2.3m 10'6" x 7'7"

Aspect over the rear elevation through UPVC double glazed window together with matching UPVC double glazed door providing access to rear garden. Ceiling light, 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 cupboards beneath. Space for washing machine and slimline dishwasher. Fitted electric stainless steel oven with matching four ring gas hob and extractor fan, additional work surface with base drawers and cupboards and recess for fridge. Eye level storage cupboards, door providing access to Dining Area.

FIRST FLOOR LANDING

Hatch to loft area, ceiling light, airing cupboard housing Ideal gas fired boiler and shelving.

BEDROOM ONE 3.9m x 3.6m 12'10" x 11'10"

Aspect over the rear elevation through UPVC double glazed window. Single panelled radiator, power points, ceiling light, recessed wardrobe with curtained fronts, hanging rails and shelving. Range of fitted wardrobes running the length of one wall



BEDROOM TWO 3.6m x 2.8m 11'10" x 9'2"

Aspect over the front elevation through UPVC double glazed

window overlooking adjacent playing field. Ceiling light, single panelled radiator, power points. Telephone point.



BEDROOM THREE 2.6m x 2.4m 8'6" x 7'10"

Aspect over the front elevation through UPVC double glazed window overlooking adjacent playing field. Ceiling light, single panelled radiator, power points, recessed wardrobe with curtained front, hanging rail and shelving.



SHOWER ROOM

Obscure UPVC double glazed window facing rear elevation. Smooth finished ceiling, ceiling light point, part tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap set into a vanity unit with storage cupboards beneath. Corner shower cubicle with sliding glazed shower screen and Bristan shower unit. Wall mounted electric heater.



FRONT GARDEN

The garden is enclosed behind panelled fencing with a central pathway leading to the front door. The garden is designed for easy maintenance being mainly shingled with shrub and flower beds. Outside water tap and storage cupboard and outside lighting.

REAR GARDEN

The rear garden is again designed for easy maintenance, enclosed behind both close boarded and panelled fencing. Paved patio area adjoining the rear of the

property and a shingled area designed for easy maintenance. Within the garden there is a shrub and flower bed. Located within the garden there is a garden store with recess for tumble dryer, fridge and freezer, shelving throughout. Located on the rear boundary a personal gate provides access onto a communal pathway which in turn leads to two additional timber sheds.

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 to the traffic lights at Ashley. Turn right into Lower Ashley Road then first left into

Thornham Road.

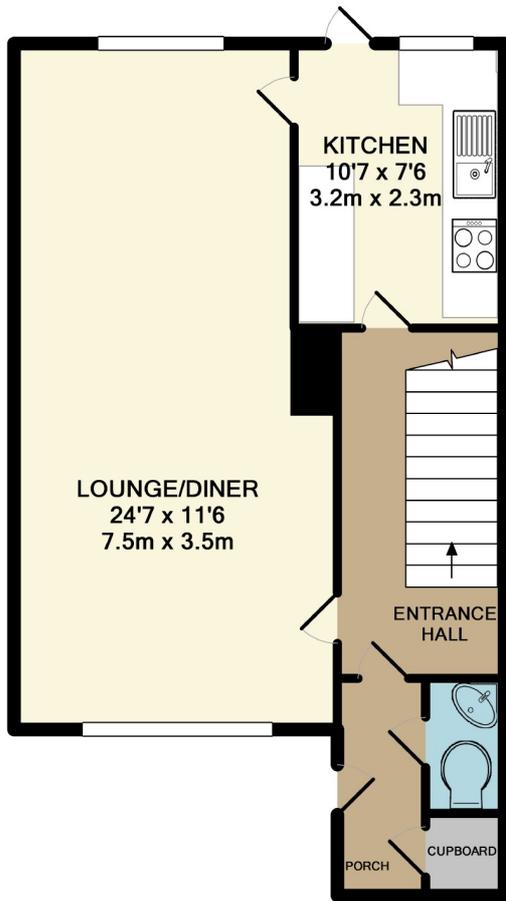
WEB SITE

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

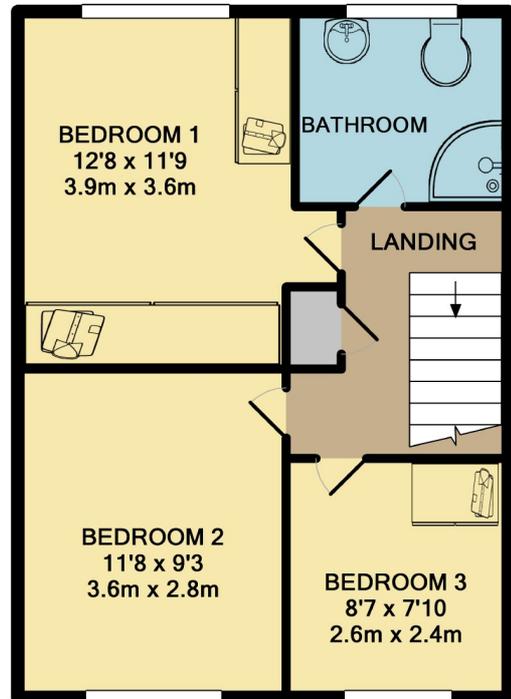
PLEASE NOTE

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.





GROUND FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		63	78
England & Wales	EU Directive 2002/91/EC		

