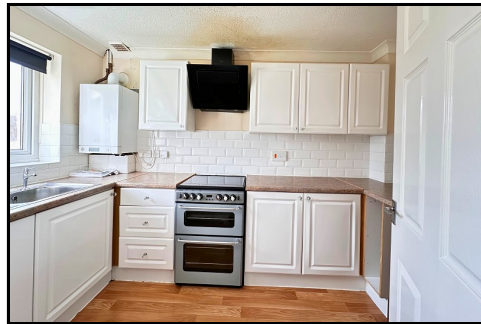




7 Vetch Close, Highcliffe, Dorset. BH23 4LU

£359,950



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A superb two double bedroom semi detached house with attached garage and a South West facing rear garden. The property has been well maintained and is ready to move into straight away with no forward chain available.



CANOPIED ENTRANCE PORCH

Courtesy wall light point, step up and UPVC opaque double glazed entrance door leads into the:

ENTRANCE HALL

Stairs rise to first floor, wall mounted electric consumer unit, telephone master socket, ceiling light point, under stairs storage area with coat hooks.

KITCHEN (11' 1" X 6' 7") OR (3.38M X 2.00M)

Fitted with a good range of base and wall mounted units in a white high gloss finish with areas of laminate roll top work surface over. Space for under counter fridge and freezer, space and plumbing for washing machine, space for Gas hob and oven (existing is negotiable), filter extractor canopy over, stainless steel sink unit with drainer adjacent and taps over, laminate wood flooring, ceiling light point, power points. UPVC double glazed window to front, serving hatch to Living/Dining Room, wall mounted Viessman Gas fired combi boiler.

LIVING/DINING ROOM (15' 4" X 12' 9") OR (4.68M X 3.88M)

A good sized reception room with a lovely outlook over the rear garden and a set of UPVC double glazed sliding doors leading onto the same. Storage cupboard with shelving, ceiling light point, wall mounted double panelled radiator, television point, wall mounted thermostatic control for the central heating system.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access to the roof space via hatch, ceiling light point.

BEDROOM 1 (12' 8" X 10' 8") OR (3.87M X 3.25M)

Narrowing in part to 2.75m. UPVC double glazed window to rear, ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.

BEDROOM 2 (10' 6" X 9' 5") OR (3.21M X 2.87M)

Widening in part to 3.87m. Built in wardrobe over the stairwell with hanging rail and shelving. UPVC double glazed window to front, ceiling light point, wall mounted panelled radiator, power points.

BATHROOM

Refitted in recent years with a modern white suite comprising panel enclosed bath with mixer tap and hand shower attachment, pedestal wash hand basin and low level flush WC. UPVC opaque double glazed window to side, ceiling light point, former airing cupboard now offering good storage. Part tiled walls, tiled splash back and vinyl flooring.

OUTSIDE

The property benefits from a good sized area of South West facing garden to the rear with a decent sized paved patio immediately abutting the property then extending onto an area of lawn with mature shrub and plant borders and enclosed by timber fencing to all three sides. From the rear garden a pedestrian access door takes you into the:

GARAGE (17' 0" X 9' 0") OR (5.18M X 2.74M)

Metal up and over door, power and light, eaves storage, window to rear and pedestrian access door.

THE APPROACH

Laid mainly to lawn with driveway parking laid to macadam surface offering driveway parking for up to two vehicles.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction along Lymington Road. Upon reaching the Hoburne roundabout take the third exit onto Hoburne Lane and proceed along taking the left hand turning into Primrose Way and then first left onto Saffron Drive. Vetch Close will then be found on the right hand side and the property numbered.

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.

TENURE

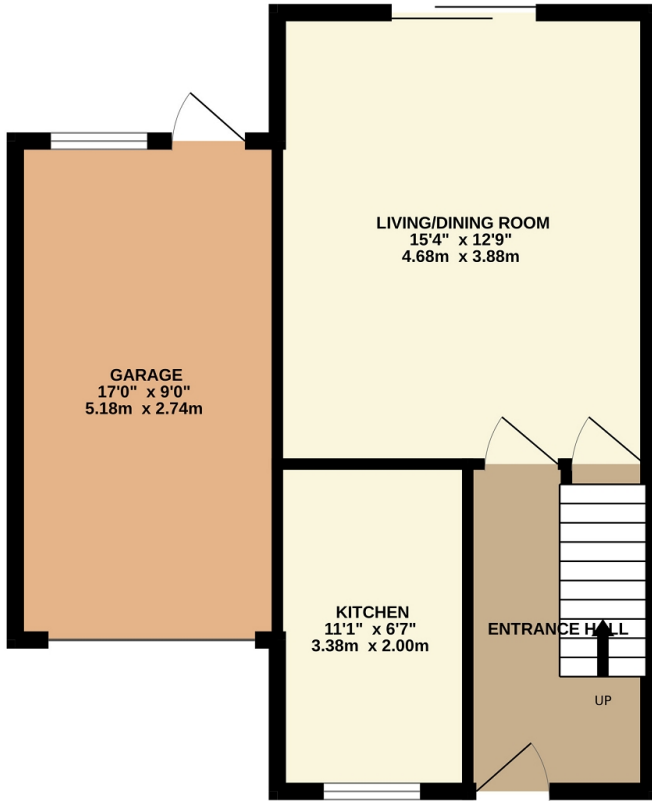
The resale tenure for this property is Freehold

EPC RATING

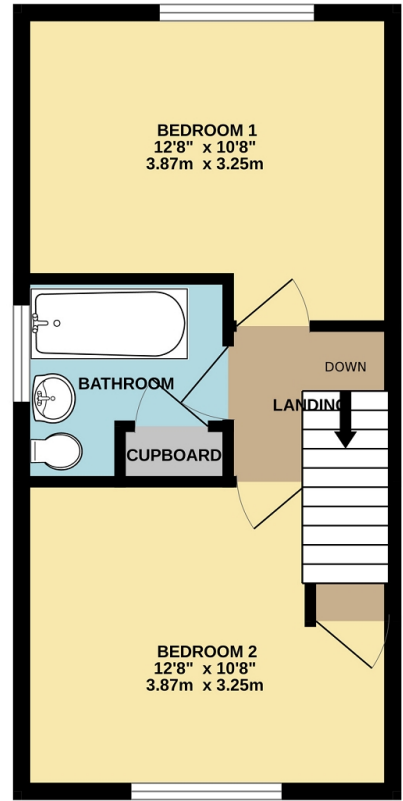
The EPC rating for this property is D68



GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 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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01425 277 777
highcliffe@rossnicholas.co.uk

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.