



33 Ditchbury, Lympington, Hampshire. SO41 9FJ

£1,100 Monthly



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





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ENTRANCE

Outside light, off street parking adjacent and door provides access to:

KITCHEN (11' 11" X 10' 11") OR (3.62M X 3.33M)

Smooth finished ceiling with low voltage LED downlights, two sets of UPVC double glazed windows facing front aspect. Modern gloss fronted kitchen units with solid wood block effect work surfaces. Fitted stainless steel gas hob with stainless steel splash back and canopy above with single Hoover fan assisted oven and grill beneath. Space for upright fridge/freezer, stainless steel one and a half sink unit with single drainer and swan necked mixer taps, laminate flooring, under stairs storage cupboard, access to electric consumer unit, double panelled radiator, double doors provide access to electric and gas meter cupboard, staircase to first floor landing, tiled splash backs, heat detector, stainless steel switches and sockets and archway provides access to:

SITTING ROOM (11' 11" X 13' 9") OR (3.62M X 4.19M)

Coved and smooth finished ceiling, ceiling light point, double panelled radiator, power points, TV aerial point, satellite connection point, square opening provides access to:

CONSERVATORY (11' 5" X 8' 8") OR (3.49M X 2.65M)

UPVC double glazed double opening doors with matching side screens with window openers under a pitched double glazed roof, power points, two double panelled radiators with independent thermostats, numerous wall light points, continuation of laminate flooring from Sitting Room.

LANDING

Coved and smooth finished ceiling, smoke detector, ceiling light point, access to loft via roof hatch, radiator with independent thermostat, power points and door provides access to:

BEDROOM 1 (11' 11" X 8' 10") OR (3.62M X 2.70M)

Two sets of UPVC double glazed windows facing front aspect, ceiling light point, radiator, power points.

BEDROOM 2 (12' 0" X 8' 11") OR (3.65M X 2.71M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect, radiator with independent thermostat, power points.

BATHROOM (6' 3" X 5' 8") OR (1.90M X 1.72M)

Coved and smooth finished ceiling, numerous LED downlights, ceiling extractor, opaque UPVC double glazed window facing and Easterly aspect. Modern white suite comprising panelled enclosed bath with mixer taps with separate shower mixer bar with overhead adjustable shower attachment. Tiling to full height over bath area with glazed shower screen, low level WC with push button flush, wash hand basin with monobloc mixer tap with vanity unit beneath. Chrome effect towel rail, tiled flooring, ceiling extractor.

OUTSIDE

A Tarmac style drive provides off road parking with further gravel garden area. Outside water tap.

REAR GARDEN

A decked area adjoins the rear of the property with path providing access to garden storage shed. The garden benefits from being South facing and is enclosed by panelled fencing and has a sizeable level lawned area. Rear access gate provides access to Ditchbury. Outside power point.

VIEWING ARRANGEMENTS

Viewing strictly by appointment. To arrange to see this property please telephone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching the junction with A337 and follow the signs for Lymington. As you come into Lymington turn left by Waitrose and follow the road for approximately three quarters of a mile, turn right at the second roundabout, first right into Ringbury and first left into Ditchbury.

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. 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. : From the Entrance Hallway stairs rise to the:

DPS

The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

Complaints Procedure.

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com.

EPC RATING

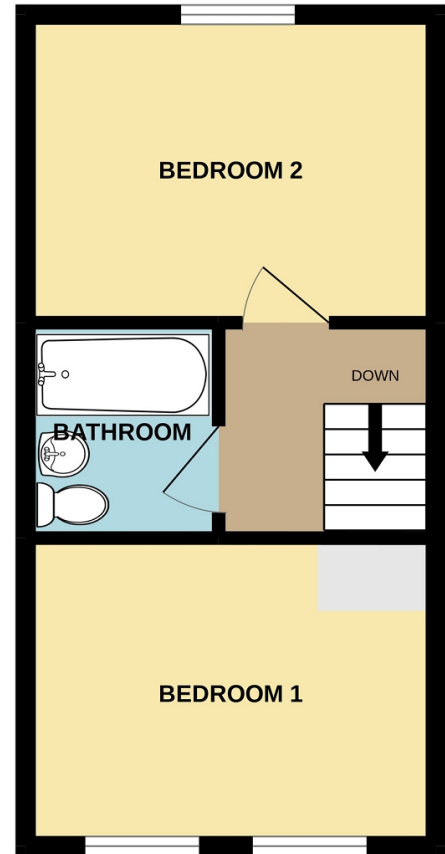
The EPC rating for this property is D Band.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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.