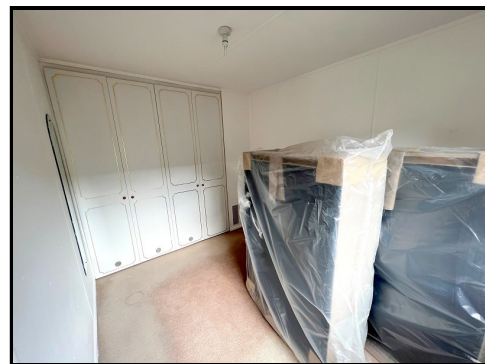




88 Woodlands Park, Stopples Lane, Hordle, Hampshire, SO41 0JB

Guide Price £109,950



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





88 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire, SO41 0JB.

Guide Price £109,950

50 YEARS AND OVER. Detached two bedroom Park Home located in a highly sought after development designed for 50 years of age and above. Features of the property include Sitting Room, Kitchen/Breakfast room, off road parking private Garden, Shower Room.



ENTRANCE HALL

Accessed via half obscure UPVC double glazed door. Ceiling light, panelled radiator, thermostat control for central heating.

KITCHEN BREAKFAST ROOM (10' 5" X 11' 7") OR (3.18M X 3.53M)

Aspect to both side elevations through UPVC double glazed windows. Two ceiling light points, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall with recess for washing machine, base drawers and cupboards. Fitted electric cooker with gas hob. Eye level storage cupboards, panelled radiator, programmer and time clock for central heating. Cupboard housing Vaillant gas fired boiler.

SITTING ROOM (11' 7" X 12' 7") OR (3.53M X 3.84M)

Aspect to the front elevation through UPVC double glazed bay window. Additional aspect to side through UPVC double glazed window and half obscure double glazed door to side elevation. Double panelled radiator, ceiling light, power points, TV aerial point, gas fire with brick surround, tiled hearth and wooden mantel.

BEDROOM 1 (7' 9" X 11' 7") OR (2.36M X 3.53M)

Aspect to the side elevation through UPVC double glazed window, ceiling light, panelled radiator, two double wardrobe units with hanging rails and shelving.

BEDROOM 2 (6' 5" X 5' 6") OR (1.96M X 1.68M)

Aspect to the side elevation through UPVC double glazed window. Radiator, power points, ceiling light, double wardrobe unit.

SHOWER ROOM

UPVC double glazed window facing side elevation, ceiling light, corner shower cubicle with Mira Sports shower unit. Low level WC, pedestal wash hand basin.

OUTSIDE

To the front elevation there is a parking space with the remainder of the garden being shingled for easy maintenance. A picket gate provides access along the side elevation where there is a paved patio area and open way through to:

REAR GARDEN

Mainly shingled for easy maintenance and enjoys a wooded backdrop with additional garden to the side elevation. Outside garden store, lighting and water tap.

PITCH FEE

The vendor informs us the Pitch Fee is approx £245.04 per month.

VIEWING ARRANGEMENTS

Viewing 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 proceed over at the traffic lights into Ashley Road and proceed until reaching the village of Hordle. On reaching Stopples Lane turn right and Woodlands Park will be found in a short distance.

WEBSITE

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.

COUNCIL TAX

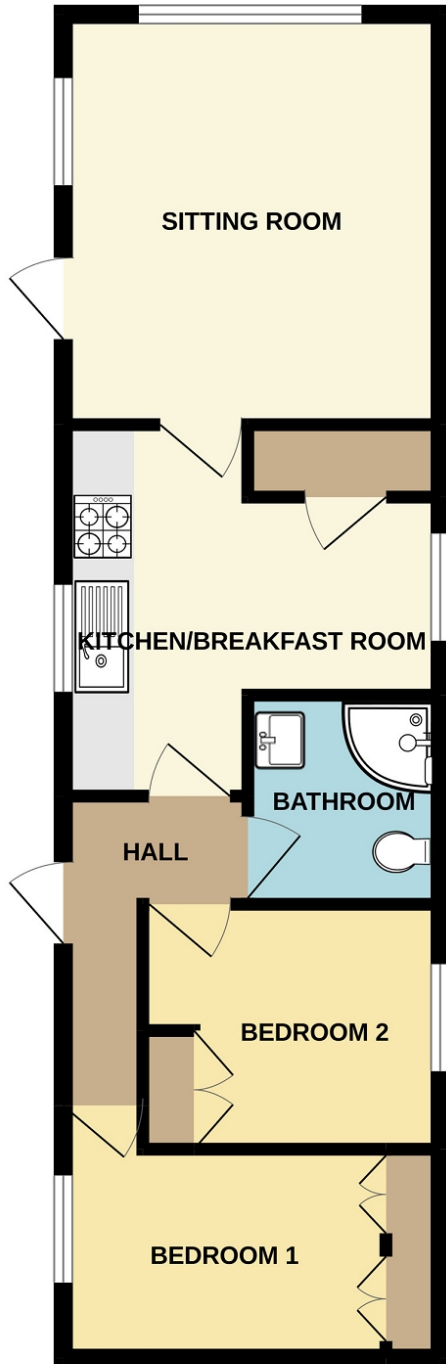
The council tax for this property is band A

EPC RATING

The EPC rating for this property is



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 478 sq.ft. (44.4 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.