



30 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0JB

Guide Price £50,000



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





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

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A two bedroom single unit park home located in a highly sought after development and requiring modernisation. Features of the property include sitting room, kitchen/ breakfast room, bathroom, two driveways, gardens, UPVC double glazing and gas fired central heating. Sole Agents and vacant possession.



ENTRANCE HALL

Obscure UPVC double glazed front door, ceiling light, smoked detector and panelled radiator.

KITCHEN/BREAKFAST ROOM (11' 2" MAX X 9' 9") OR (3.41M MAX X 2.98M)

Aspect to both side elevations through UPVC double glazed window, two ceiling light points, panelled radiator, single bowl single drainer stainless steel sink unit set into a working surface extending along two walls with base drawers and cupboards beneath. Recess for gas cooker and washing machine. Eye level storage cupboards, airing cupboard housing lagged hot water cylinder with fitted immersion heater and slatted shelving.

SITTING ROOM (9' 7" X 10' 6") OR (2.91M X 3.19M)

Aspects to both front and side elevations through UPVC double glazed windows, ceiling light, power points, T.V aerial point and obscure UPVC double glazed door leading to side (no steps). Fitted gas fire with tile surround and hearth.

BEDROOM 1 (9' 9" X 7' 0") OR (2.97M X 2.13M)

Aspect to the rear elevation through UPVC double glazed window, panelled radiator, ceiling light, bedroom furniture including double wardrobe, dressing table with drawers and additional storage.

BEDROOM 2 (8' 0" X 7' 0") OR (2.43M X 2.14M)

Aspect to the side elevation through UPVC double glazed window, ceiling light, power points, single panelled radiator, two single wardrobes with bed recess and further storage over.

BATHROOM (6' 3" X 5' 8") OR (1.90M X 1.73M)

Obscure UPVC double glazed window to side, ceiling light, panelled bath unit, low level w.c, pedestal wash hand basin, single panelled radiator, mirror fronted medicine cabinet and wall mounted electric heater.

OUTSIDE

The front garden is designed for easy maintenance being mainly shingled and there are two driveways providing off road parking.

REAR GARDEN

Shingled area to the rear extends along the side elevation and enclosed behind panelled fencing. Within the garden there is a metal garden store.

PITCH FEE

The vendor informs us that the pitch fee is £196.63 per month.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and proceed until reaching the village of Hordle. On reaching Stopples Lane on the right turn into this lane and Woodlands Park will be found on the left.

PLEASE NOTE

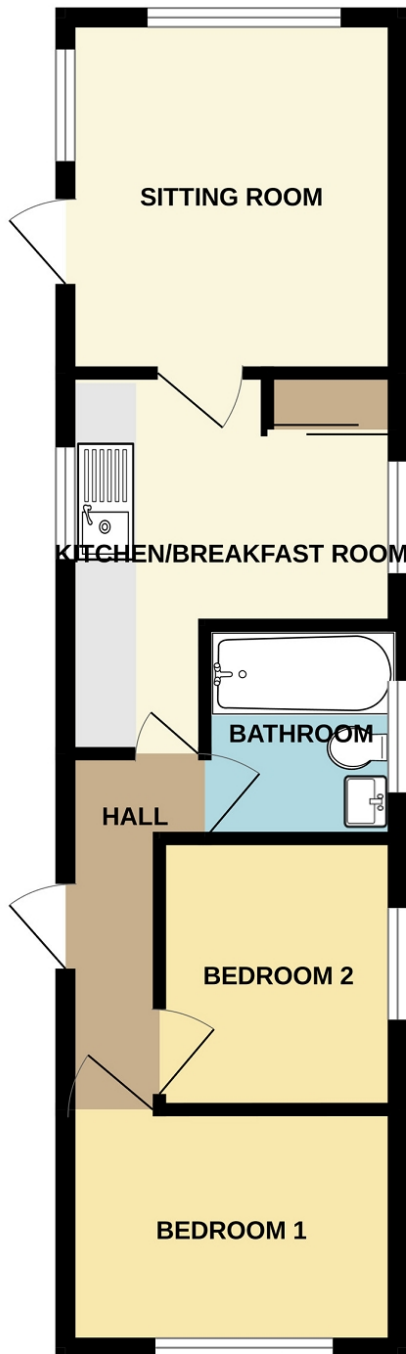
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 383 sq.ft. (35.6 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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