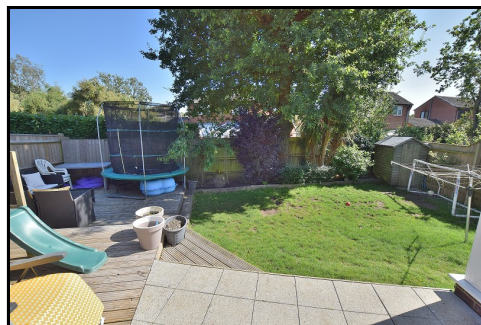




11 Tiffany Close, Hordle, Hampshire, SO41 0YB.

£299,950



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





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A well presented two bedroom semi-detached property with conservatory, garage and off road parking situated in the village of Hordle.



OUTSIDE

UPVC double glazed door provides access to:

ENTRANCE PORCH (3' 7" X 3' 3") OR (1.09M X 0.99M)

Access to storage cupboard, access to electric meter and safety trip consumer unit and multi-glazed door provides access to:

SITTING ROOM (16' 11" X 12' 4") OR (5.16M X 3.77M)

Smooth plastered ceiling with coving. UPVC double glazed window facing front aspect, double panelled radiator, provisions for wall mounted TV. TV aerial point, half turn staircase provides access to first floor landing, smoke detector, door provides access to under stairs storage cupboard which also houses provisions for the TV connection with power points within. multi-glazed door provides access to:



KITCHEN (12' 4" X 7' 7") OR (3.76M X 2.32M)

Coved and textured ceiling, two ceiling light points with LED spotlights. Comprehensive range of eye level and floor mounted kitchen units with laminated wood block effect roll top work surfaces with stainless steel one and a half bowl sink unit with single drainer and swan necked mixer taps. Floor standing Hotpoint gas cooker with four ring hob, grill and oven beneath. Numerous power points, Hoover 5 kg washing machine which is approximately one year old and Whirlpool free standing fridge/freezer. Breakfast table area, radiator with independent thermostat, attractive tiled flooring, double glazed window with view over garden via conservatory and double glazed door provides access to:

CONSERVATORY (11' 7" X 9' 7") OR (3.54M X 2.91M)

Double glazed windows to two sides with two window openers. UPVC double glazed door provides access to rear garden. Double panelled Radiator. Wall light point, power point.



FIRST FLOOR LANDING (8' 2" X 2' 7") OR (2.48M X 0.80M)

Numerous ceiling downlights illuminate the stairwell and landing area. Wall mounted smoke detector, single panelled radiator with independent thermostat, power point, access to loft with drop down loft ladder, attractive panelled doors provide access to:

BEDROOM 1 (12' 5" X 8' 6") OR (3.78M X 2.59M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, range of fitted wardrobes to one wall.

BEDROOM 2 (12' 4" X 7' 6") OR (3.76M X 2.29M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect, radiator with independent thermostat, power points, door provides access to cupboard housing Worcester combination gas fired boiler with hanging rail and shelf above.

BATHROOM (9' 4" X 4' 10") OR (2.85M X 1.47M)

Smooth finished ceiling, ceiling light, white suite comprising panelled enclosed bath with hot and cold tap with separate shower unit above with pull across shower curtain. Low level WC, pedestal wash hand basin with wall mounted mirror above. Display shelf to one side, soap dish and toothbrush holder, toilet roll holder, chrome effect towel rail, Vinyl cushioned wood effect flooring, tiling to half height and to full height on one wall.

OUTSIDE

Off road parking for two vehicles one adjacent to the garage and one in front of the property which is being shingled. Driveway is illuminated by an outside floodlight with gate to one side providing access to garden.

GARAGE (15' 10" X 8' 8") OR (4.83M X 2.65M)

Partly partitioned off and suitable for general storage with light and power and fitted shelving.

REAR GARDEN

Laid to lawn with shrub borders to two sides. Wood decked area to the rear of the garage provides a fantastic sun trap with land situated between garage and property laid to pea shingle with stepping stones. Outside rotary line, outside power point, outside light point, water tap with hose.

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 proceed over the traffic lights into Ashley Road and continue until reaching the village of Hordle. On reaching Everton Road (by the garage on the right) proceed down Everton Road taking the first turning right into Monterey Drive and first left into Tiffany Close.

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.

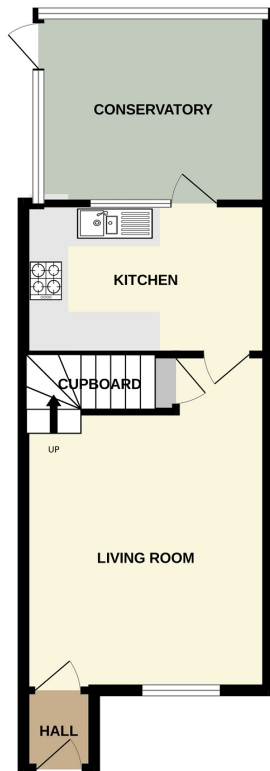
TENURE

The resale tenure for this property is Freehold

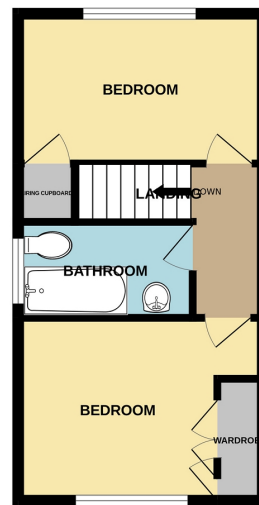
EPC RATING

The EPC rating for this property is C73

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625600

TOTAL FLOOR AREA: 735 sq.ft. (68.3 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.