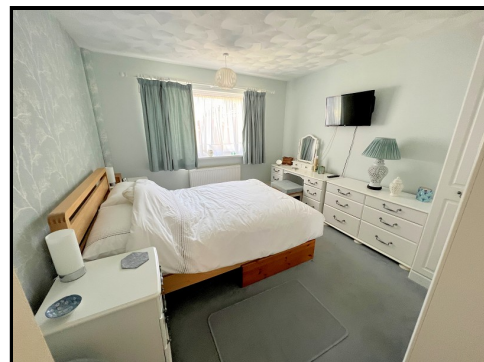
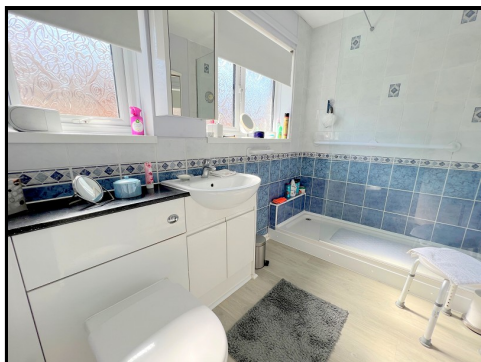




**16 Queens Grove, Ashley, New Milton, Hampshire. BH25 5DA**

**Guide Price £399,950**



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







## 16 Queens Grove, Ashley, New Milton. BH25 5DA

**Guide Price £399,950**

A very well presented 3 bedroom detached bungalow located on a corner plot and within a level walk of local shopping parade. Features include sitting room, dining area, kitchen, shower room, two private gardens, off road parking and garage. Sole Agents.





## ENTRANCE HALL

UPVC double glazed front door with matching side screen, hatch to loft with pull down ladder, ceiling light, smoke detector and panelled radiator. Cloaks cupboard with shelving and additional storage over, linen cupboard with slatted shelving and storage over.

## SITTING ROOM/DINING ROOM (23' 0" X 17' 11" MAX) OR (7.0M X 5.45M MAX)

The sitting room has an aspect to the front elevation through UPVC double glazed window and UPVC double glazed french doors with matching side screens provide views and access to side garden. Coved ceilings two ceiling light points, panelled radiator, power points and T.V aerial point. Electric flame effect fire set into a stone surround and tiled mantel and additional matching T.V display area to side. Open way through to dining area.

The dining area has obscure UPVC double glazed window to side, coved ceilings, ceiling light point, thermostat control for central heating, power points and sliding door leading to:

## KITCHEN (9' 10" X 9' 1") OR (3.0M X 2.76M)

Aspect to the side elevation through UPVC double glazed window, ceiling light, single bowl single drainer stainless steel sink unit set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Recess for full height fridge/freezer, washing machine and dishwasher. Fitted stainless steel electric double oven with drawers beneath and cupboard over and eye level storage cupboards. Four ring gas hob with stainless steel extractor fan over, part tiled wall surrounds, cupboard housing Worcester Bosch gas fired boiler, pantry style cupboard with slatted shelving and UPVC double glazed door to rear elevation.

## BEDROOM 1 (10' 10" X 12' 10") OR (3.31M X 3.91M)

Aspect to the side elevation through UPVC double glazed window, double panelled radiator and power points.

## BEDROOM 2 (12' 10" MAX X 11' 9") OR (3.91M MAX X 3.59M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator and power points.

## BEDROOM 3 (8' 9" X 7' 4") OR (2.66M X 2.23M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator and power points.

## SHOWER ROOM

Two obscure UPVC double glazed windows to rear, smoothed finished ceiling, ceiling light, part tiled wall surrounds, large walk-in shower cubicle with Mira shower unit and large glazed shower screen. Low level w.c and matching wash hand basin to side and storage cupboards beneath. Wall mounted mirror fronted medicine cabinet and double panelled radiator. Additional large wall mounted medicine cabinet with lighting, Dimplex electric heater.

## OUTSIDE

The front garden has a pathway providing access to the front door and there is a area of lawn with a selection of shrub and flower beds. The front garden is enclosed with low brick walling to the front boundary and a driveway provides off road parking for approximately three cars and access to the detached garage.

## GARAGE

Up and over door, power points, light and personal door to:

## SIDE GARDEN

This area has an area of lawn and is enclosed behind brick walling and close board fencing. There is a large paved patio area and timber shed with power located behind the garage. A gate provides access to the front elevation and a pathway extends along the rear of the property where there is an outside water tap and both gas and electric meters, outside lighting and access to:

## MAIN GARDEN

Enjoying a southerly aspect and seclusion enclosed behind both hedging and close board fencing. There is a paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds raised with brick edging.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Ashley Road and proceed until reaching the traffic lights in Ashley. Turn left into Ashley Common Road and Queens Grove is the first turning 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

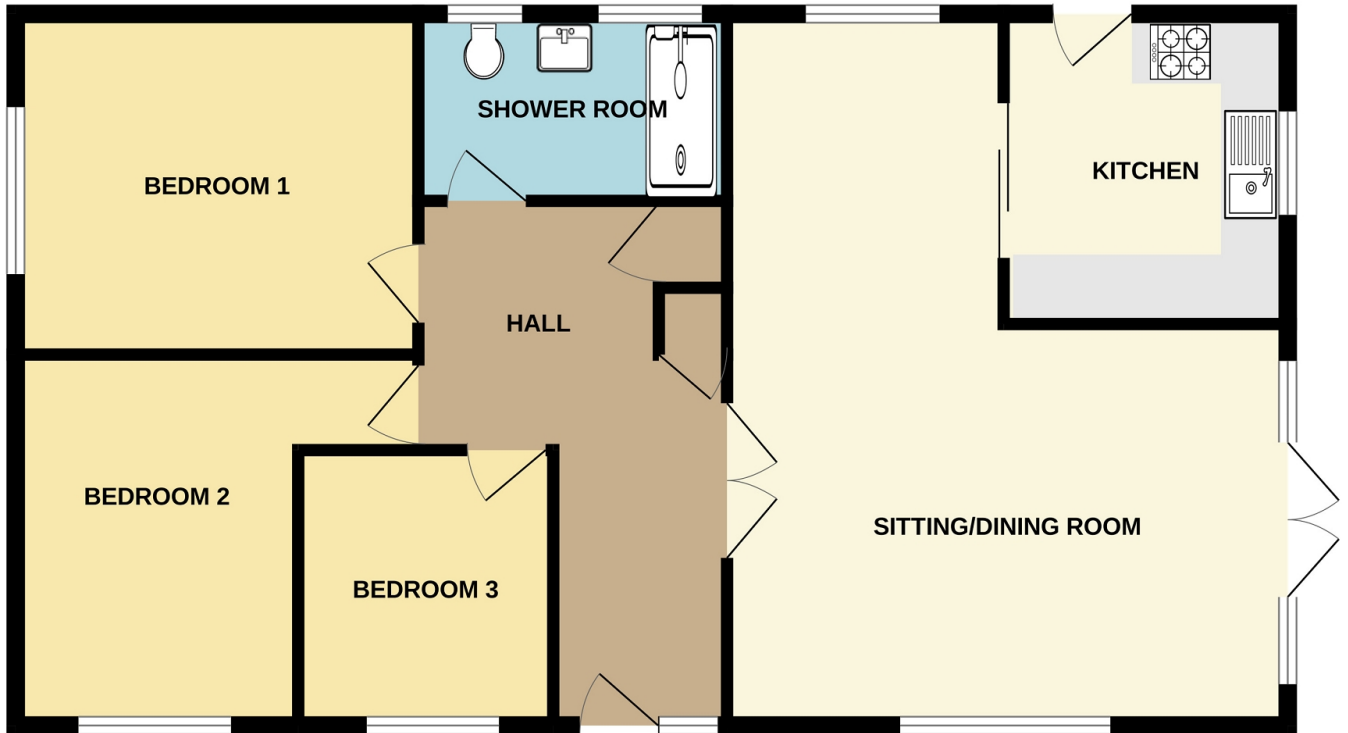
The council tax for this property is band D

## EPC RATING

The EPC rating for this property is D67



GROUND FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 917 sq.ft. (85.2 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 & Company Limited**  
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
sales@rossnicholas.co.uk