



65 Stopples Lane, Hordle, Lymington, Hampshire. SO41 0GJ

£419,950



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





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£419,950

A well presented two double bedroom detached bungalow situated on a wider than average plot in the village of Hordle. The property offers great potential to modernise and develop further if required. Viewing highly recommended by Sole Selling Agents.



ENTRANCE

Undercover Entrance with downlight provides access to UPVC double glazed door with matching side screen in turn leading to:

ENTRANCE HALL (14' 6" X 6' 7") OR (4.42M X 2.01M)

Spacious in size with smooth finished ceiling, four ceiling downlights, access to loft via roof hatch, wall mounted central heating thermostat, radiator with independent thermostat, power points, telephone point, double opening doors provide access to generous sized shelved storage cupboard. Additional built-in storage cupboard housing hot water cylinder with fitted immersion heater with slatted shelving above. Door provides access to:

SITTING ROOM (17' 0" X 10' 5") OR (5.19M X 3.17M)

Coved and smooth finished ceiling, ceiling light point. Dual aspect room with double glazed window facing front garden aspect with double opening French Doors providing access onto the South facing side garden. Attractive brick fireplace surround with coal effect gas open fire, TV aerial point, power points, radiator with independent thermostat.

KITCHEN (12' 5" X 9' 11") OR (3.78M X 3.01M)

Smooth finished ceiling, ceiling downlights. Dual aspect room with UPVC double glazed windows facing rear and side garden aspects benefiting from a South/Easterly aspect. Light Oak fronted kitchen units with laminated roll top work surfaces with single bowl sink unit with single drainer and swan necked mixer tap. Fitted Indesit four ring hob with filter hood above. Space and plumbing for automatic washing machine and upright fridge/freezer, tiled splash backs, power points, space for breakfast table. Double panelled radiator with independent thermostat, square opening provides access to Rear Lobby providing access to rear entrance door which is UPVC and double glazed leading to rear garden. Access to electric meter and safety trip consumer unit.

BEDROOM 1 (13' 6" X 11' 11") OR (4.12M X 3.64M)

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

BEDROOM 2 (11' 11" X 10' 0") OR (3.63M X 3.05M)

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

BATHROOM (9' 4" X 6' 7") OR (2.85M X 2.00M)

Smooth finished ceiling, numerous ceiling downlights. Two sets of UPVC double glazed windows facing rear aspect. White suite comprising panelled enclosed bath with mixer tap with separate Aqualisa pumped shower unit above with tiling to threequarters height with glazed shower screen to one side. Low level WC with push button flush, heated towel rail with independent thermostat and Vinyl flooring.

OUTSIDE

The property is located on a spacious corner plot benefiting from being wider than average with double opening gates providing access to a large flagstone driveway leading to Garage with parking to one side. Outside security floodlight. Gate provides access to footpath to front door entrance.

GARAGE

Ceiling light, glazed windows to two sides. Timber door provides access to rear garden. Wall mounted Vaillant gas fired central heating boiler, power points.

GROUNDS

The main gardens tend to be at the front and on the South side of the property enclosed by low level brick walling topped up with quality close boarded fencing providing complete privacy and screening from neighbouring properties and Stopples Lane. The garden is mainly laid to lawn with ornamental trees and planted borders with ornamental fish pond adjoining the rear boundary which benefits from a water feature. Outside lighting, outside water tap, paving to the rear of the property provides access to the rear kitchen door, garage door and provides access to side driveway.

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 the traffic lights into Ashley Road and proceed through Ashley and onto Hordle. Proceed until reaching Stopples Lane on the right where the property will be found on the left-hand side.

PLEASE NOTE

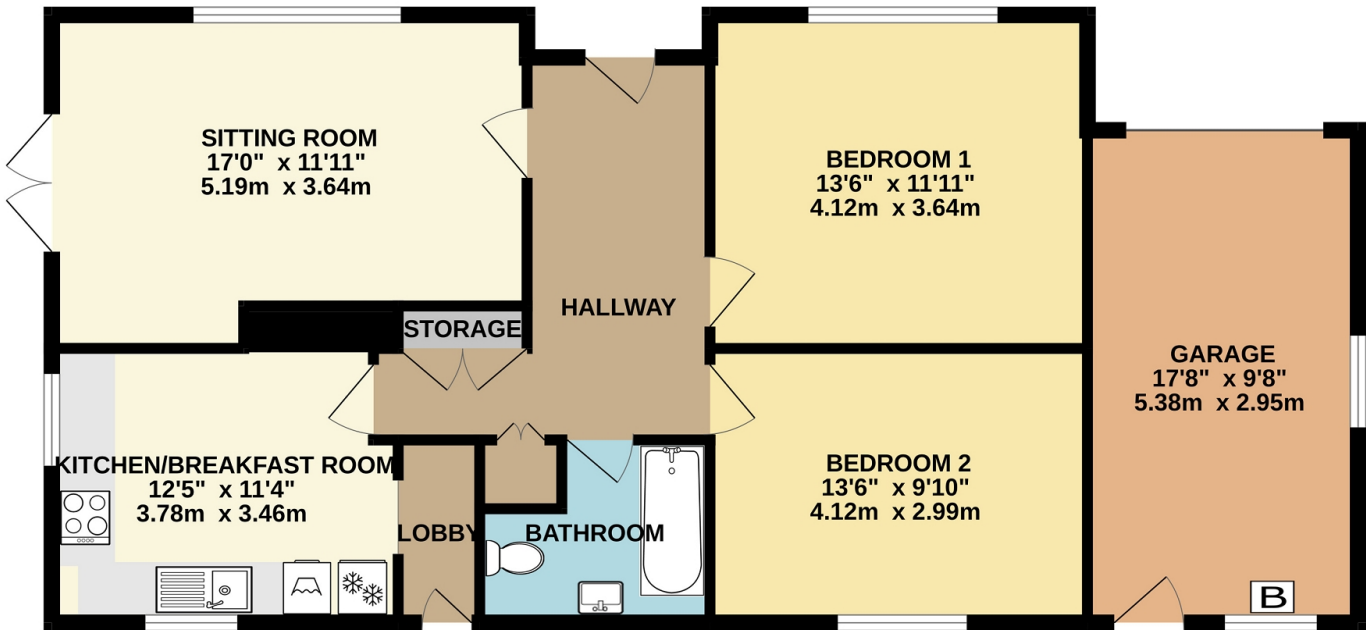
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

EPC RATING

The EPC rating for this property will be confirmed shortly.



GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 961 sq.ft. (89.3 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.