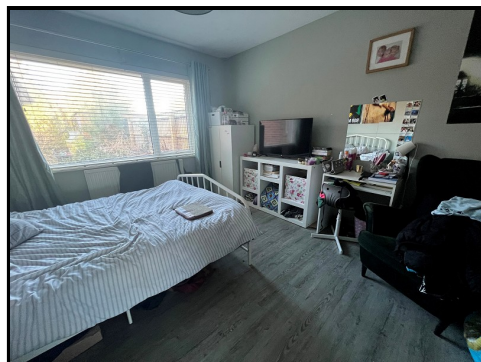




23 Danecrest Road, Hordle, Hampshire. SO41 0HZ

Guide Price £359,950



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





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A three bedroom semi-detached bungalow located in a highly sought after area and set on a larger than average plot. Features of the property include Entrance Hall, Sitting Room, Kitchen, Bathroom, modern gas fired boiler, UPVC double glazing. Larger than average rear garden. Garage, Sole Agents.



HALLWAY

Accessed via UPVC double glazed front door with obscure double glazed window to side with smooth finished ceiling two ceiling light points, hatch to loft area, panelled radiator.

SITTING ROOM (13' 5" X 12' 6") OR (4.10M X 3.80M)

Aspect to the front elevation through UPVC double glazed bay window, smooth finished ceiling, ceiling light, panelled radiator, power points, recess for electric fire with Oak beam over.

KITCHEN (11' 2" X 10' 10") OR (3.40M X 3.30M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, single bowl, single drainer stainless steel sink unit set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for dishwasher. Fitted stainless steel electric oven. Four ring gas hob with canopy extractor fan over. Recess for full height fridge/freezer, part tiled wall surrounds, eye level storage cupboards, programmer and time clock for central heating, panelled radiator, door providing access to covered REAR LOBBY. WC, obscure window to side elevation, Worcester/Bosch gas fired boiler. Additional Utility Cupboard with obscure window to side. Recess for washing machine and tumble dryer over.

BEDROOM 1 (12' 2" X 11' 2") OR (3.70M X 3.40M)

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

BEDROOM 2 (12' 6" X 11' 6") OR (3.80M X 3.50M)

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

BEDROOM 3 (10' 2" X 6' 11") OR (3.10M X 2.10M)

Aspect to the side elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, panelled radiator, power points.

BATHROOM

Part tiled wall surrounds, panelled bath unit with wall mounted Mira Shower. Obscure UPVC double glazed window to side, ceiling light, low level WC, pedestal wash hand basin, mirror fronted medicine cabinet. Radiator.

OUTSIDE

The gardens are one of the main features of the property and there is a front garden which is laid to lawn with a selection of shrub and flower beds. A driveway extends along the side elevation providing off road parking for numerous cars and leads to garage/workshop. Double opening doors.

REAR GARDEN

A selection of shrub and flower beds throughout and outside garden store. (The rear garden photographs are from when the property was originally sold and are to provide an understanding of what the garden could look like).

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over into Ashley Road and proceed until reaching the village of Hordle. Turn right into Lavender Road and proceed along Lavender Road which leads to Danecrest Road.

PLEASE NOTE

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

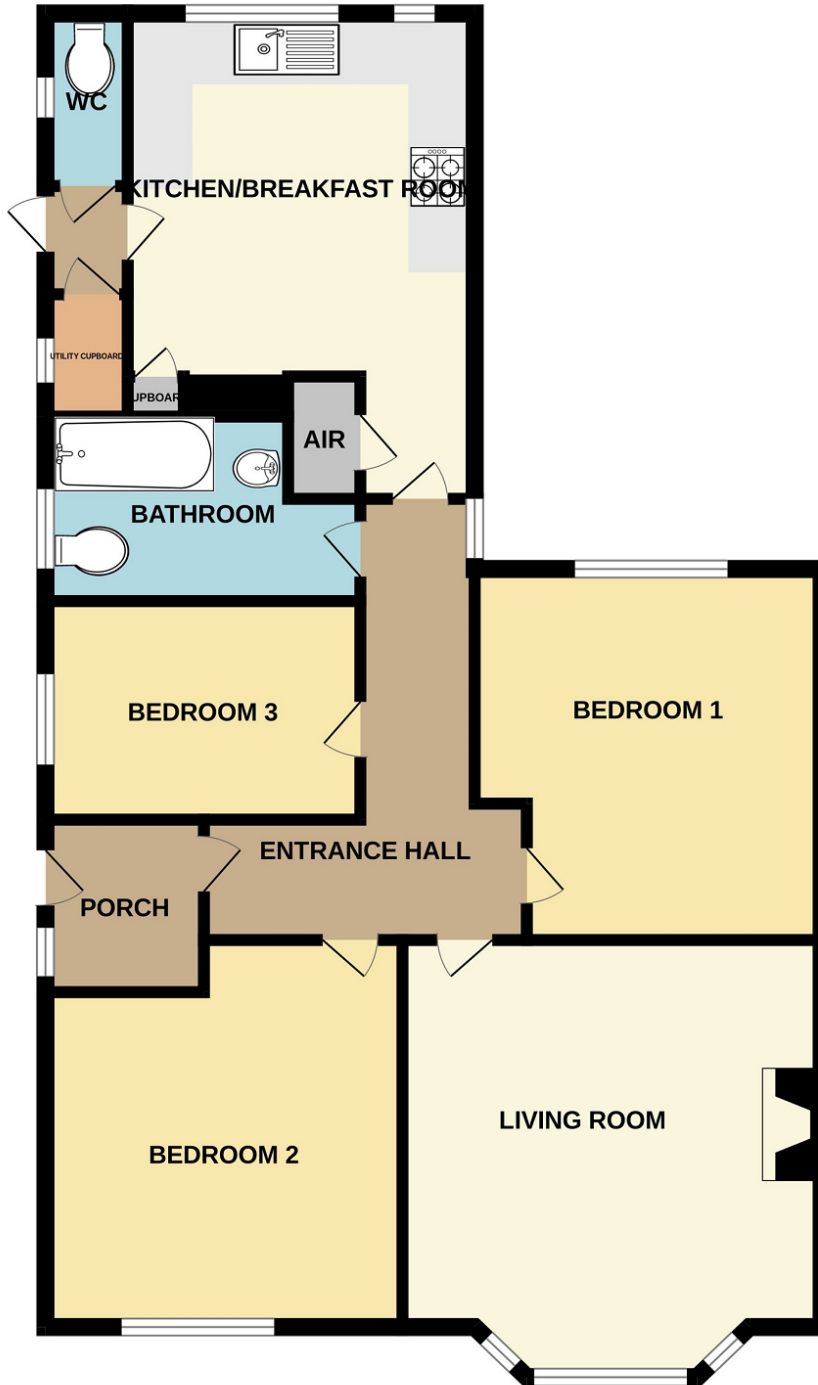
The council tax for this property is band D

EPC RATING

The EPC rating for this property is D55



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 887 sq.ft. (82.4 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.