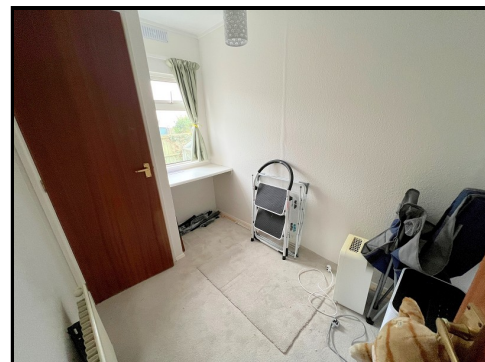
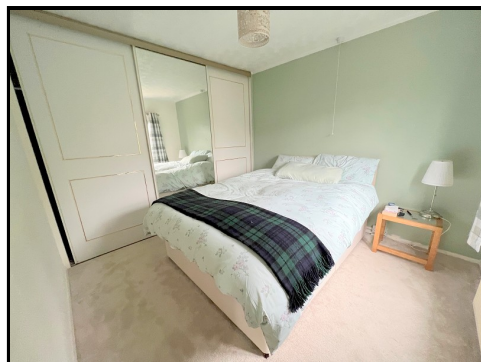




84 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0AE

£129,000



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





84 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0AE

£129,000

A well presented two bedroom Park Home nestled on the edge of a highly sought after residential Park. Features of the property include new insulation externally, Sitting Room, Kitchen/Breakfast Room, newly fitted shower room, UPVC double glazing, gas fired central heating, off road parking, private gardens.



ENTRANCE HALL

ENTRANCE PORCH

Accessed via UPVC double glazed door. Polycarbonate roof, UPVC double glazed windows and UPVC double glazed door providing access into:

KITCHEN BREAKFAST ROOM (11' 4" X 9' 0" MIN) OR (3.45M X 2.74M MIN)

Aspect to both side elevations through UPVC double glazed windows. Single bowl, single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine and full height fridge/freezer, fitted electric oven with four ring gas hob and extractor fan over, eye level storage cupboards, power points, panelled radiator, cupboard housing Worcester/Bosch gas fired boiler with range of slatted shelving, programmer and time clock, additional storage cupboard with coat hooks and shelf.

SITTING ROOM (12' 9" X 11' 4") OR (3.88M X 3.46M)

Aspect to both front and side elevations through UPVC double glazed windows, ceiling light, wall light, double panelled radiator, power points, obscure UPVC double glazed door to side elevation. Gas fire with brick surround and tiled hearth.

INNER HALL

Panelled radiator, ceiling light, UPVC double glazed window to side elevation.

BEDROOM 1 (11' 5" X 9' 1") OR (3.48M X 2.77M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, fitted wardrobes comprising triple unit with sliding doors, central dressing table and shelf.

BEDROOM 2 (8' 6" X 5' 6") OR (2.60M X 1.67M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, coats cupboard with hanging rail and shelf.

SHOWER ROOM (5' 8" X 6' 2") OR (1.73M X 1.88M)

Obscure UPVC double glazed window to side. Ceiling light. Double shower cubicle with thermostatically controlled shower unit, rain effect shower head and additional hand held shower attachment. Low level WC with matching wash hand basin to side, monobloc mixer tap and storage cupboards beneath. Ceiling light, extractor fan, heated towel rail.

OUTSIDE

A paved pathway extends along the side elevation leading to the rear garden which is mainly paved and enclosed behind close board fencing. There is a metal garden store and a greenhouse with a paved pathway providing return access along the side elevation to the front. Outside water tap and lighting.

PITCH FEE

The vendor has informed us that they pay £237.83 per month.

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 at the traffic lights into Ashley Road and proceed until reaching the village of Hordle. On reaching Hordle Stopples Lane is on the right, turn into this road and Woodlands Park is on the left.

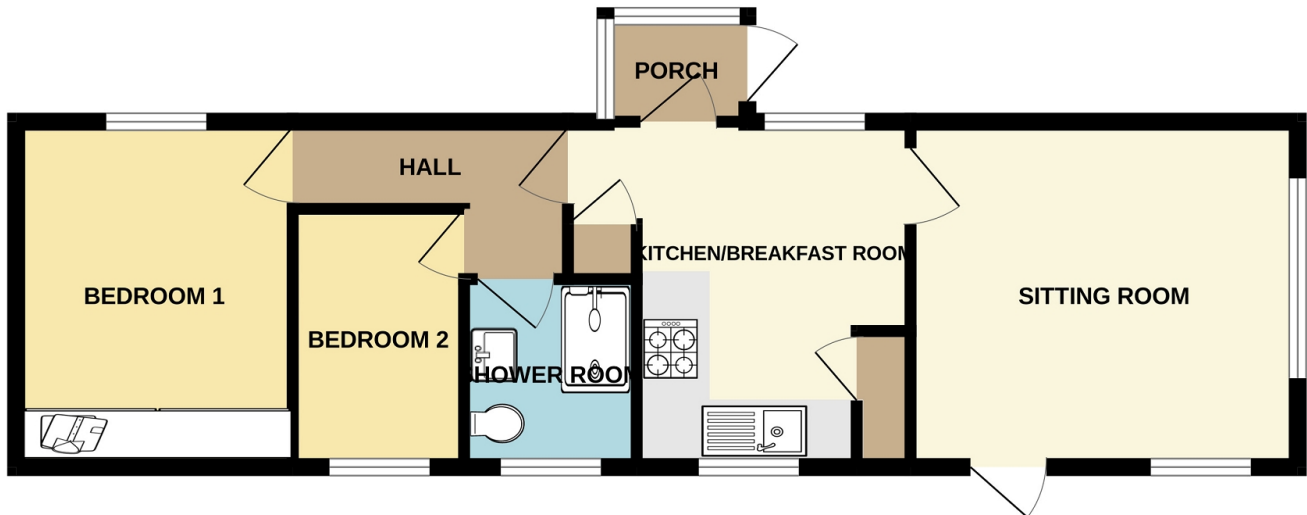
PLEASE NOTE

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. 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
494 sq.ft. (45.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 494 sq.ft. (45.9 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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