



90 Ashley Road, Ashley, Hampshire, BH25 5BP.

Guide Price **£297,500**



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





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A three bedroom mid-terrace house conveniently located within a short walk of the local shopping parade and easy access to New Milton Town centre. Features of the property include Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Conservatory, Bathroom, larger than average garden, workshop/cabin, garage in nearby block, distance views of playing fields.



ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screen. Staircase to first floor landing, panelled radiator, power points, ceiling light, under stairs storage cupboard with electric meter and modern consumer unit and gas meter.

SITTING ROOM (15' 5" X 10' 10") OR (4.70M X 3.30M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, TV aerial point. Central gas fire with stone surround and hearth and wooden mantel.

KITCHEN BREAKFAST ROOM (17' 7" X 7' 10") OR (5.36M X 2.40M)

Aspect to the rear elevation onto Conservatory and garden beyond. Smooth finished ceiling, recessed lighting, one and a half bowl stainless steel sink unit with monobloc mixer tap set into a wood block work surface extending along three walls with range of base drawers and cupboards beneath. Recess for dishwasher and washing machine, fitted AEG electric oven with four ring gas hob and stainless steel extractor fan over. Part tiled wall surrounds. Breakfast bar area extending along one wall with recesses for tumble dryer and full height fridge/freezer. Double panelled radiator, TV connections for wall hung television. Power points, UPVC double glazed sliding patio doors providing access to Conservatory.

CONSERVATORY (14' 5" X 12' 9") OR (4.40M X 3.88M)

Clear blue glass vaulted roof with ceiling light, UPVC double glazed window providing views onto rear garden. Power points, panelled radiator, door providing access onto rear garden. Four wall light points.

LANDING

Hatch to loft area with pull down ladder.

BEDROOM 1 (11' 9" X 11' 2") OR (3.57M X 3.40M)

Aspect to the front elevation through UPVC double glazed window. Panel radiator with power points. Bank of wardrobes extending along one wall with large mirror fronted sliding doors.

BEDROOM 2 (12' 6" X 9' 10") OR (3.80M X 3.00M)

Aspect to the rear elevation through UPVC double glazed windows providing distant views across the playing fields. Panel radiator, power points.

BEDROOM 3 (6' 11" X 6' 6") OR (2.10M X 1.98M)

Aspect to the front elevation through UPVC double glazed window. power points.

BATHROOM

Obscure UPVC double glazed window to rear. Part tiled wall surrounds. Panelled bath unit with monobloc mixer tap and shower attachment. Pedestal wash hand basin with monobloc mixer tap, low level WC, medicine cabinet and panelled radiator.

FRONT GARDEN

The front garden has a pathway providing access to the front door with the remainder of the garden laid to lawn with shrub beds to the front boundary.

REAR GARDEN

Adjoining the rear of the property there is a paved patio area with the remainder of the garden being mostly laid to lawn with a selection of flower and shrub beds. There is also a raised decking area which is enclosed behind panelled fencing and an open way provides access to the workshop/cabin. Double opening doors, UPVC double glazed window, power and light.

GARAGE

Located in a nearby block with up and over door and additional residents parking.

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 at the traffic lights.

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.

COUNCIL TAX

The council tax for this property is band C.

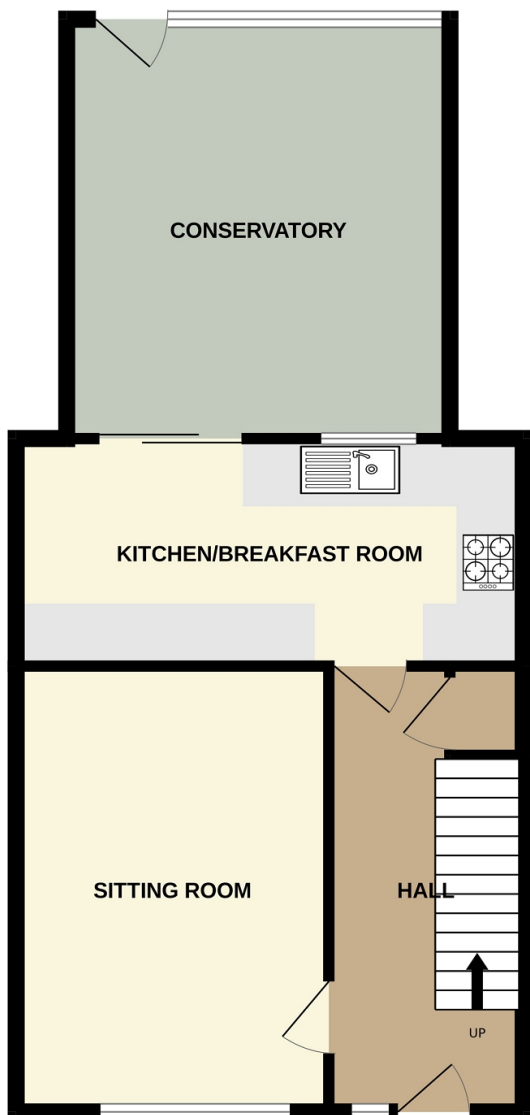
EPC RATING

The EPC rating for this property is C69.



GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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 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.