



3 Molyneux Road, Ashley, Hampshire. BH25 5AU

Guide Price £379,950



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





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A detached three bedroom bungalow with scope to extend located within a short walk of local shopping parade and adjacent playing fields. Features of the property include sitting room, kitchen/breakfast room, shower room, large gardens and off road parking for numerous vehicles.



COVERED ENTRANCE

Tiled flooring, composite front door providing access to:

ENTRANCE HALL

Hatch to loft area, smoke detector, ceiling light point, thermostatic control for central heating, panelled radiator.

LOUNGE/DINING AREA (12' 0" X 23' 4") OR (3.65M X 7.12M)

Obscure UPVC double glazed window to side elevation with double glazed French doors and matching side window providing both views and access onto side garden. Ceiling light point, panelled radiators, power points. TV aerial point.



KITCHEN/BREAKFAST ROOM (21' 7" X 10' 6") OR (6.57M X 3.21M)

Aspect to the side elevation through two UPVC double glazed windows with additional aspect to the rear through UPVC double glazed window with matching door with access onto rear patio and garden beyond. Two ceiling light points, one and a half bowl stainless steel single drainer sink unit with monobloc mixer tap set into a work surface extending along one wall with range of base cupboards beneath. Recess for full height fridge/freezer, under counter dishwasher and washing machine. Additional work surface with base drawers and cupboards beneath, recess for tumble dryer and electric cooker, part tiled wall surrounds, eye level storage cupboards, panelled radiator, additional larder style storage cupboards and cupboard housing Worcester/Bosch gas fired boiler.



BEDROOM 1 (12' 3" X 10' 4") OR (3.73M X 3.15M)

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

BEDROOM 2 (10' 4" X 8' 6") OR (3.15M X 2.60M)

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

BEDROOM 3 (10' 2" X 8' 2") OR (3.09M X 2.48M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light point, panelled radiator, power points.



SHOWER ROOM (5' 7" X 6' 3") OR (1.69M X 1.90M)

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light, extractor fan, part tiled wall surrounds, shower cubicle with tiled wall surrounds and folding shower door and screen. Thermostatically controlled shower unit, pedestal wash hand basin with monobloc mixer tap with mirror over, low level WC.

OUTSIDE

The front garden is designed for easy maintenance being mainly shingled with a selection of shrub and flower beds. The garden is enclosed behind both panelled and close boarded fencing. From the road a picket gate provides access to the driveway which extends along the side elevation via double opening gates to provide off road parking for a number of cars subject to size. Outside water tap.

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. There are two timber sheds within the garden and it is enclosed behind both close board and panelled fencing.

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 proceed to the traffic lights and cross over into Ashley Road. Continue on this road until reaching Ashley and Molyneux Road will be found on the right just before reaching 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.



COUNCIL TAX

The council tax for this property is band C

GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 984 sq.ft. (91.4 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.