



31 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0JB

Guide Price £169,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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A two double bedroom Park Home located on a highly sought after Site and offering numerous features including Kitchen, Dining Area, Sitting Room, Shower Room, Utility Room, off road parking, Gardens, UPVC double glazing, gas fired central heating, Garage and the property has been externally insulated. Vacant possession, Sole Agents.



DINING AREA (6' 11" X 8' 4") OR (2.10M X 2.53M)

Accessed via UPVC double glazed door. Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points, openway through to:

KITCHEN (10' 10" X 9' 3") OR (3.29M X 2.81M)

Aspect to the side elevation through UPVC double glazed window. Ceramic 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. Fitted double stainless steel oven with storage above and beneath, four ring gas hob, eye level storage cupboards, cupboard housing Worcester/Bosch modern gas fired boiler. Recess for full height fridge/freezer.

SITTING ROOM (16' 1" X 11' 1") OR (4.89M X 3.37M)

Aspect to the front elevation through UPVC double glazed window and UPVC double glazed door providing access onto side elevation. Ceiling light point, double panelled radiator, power points.

INNER HALL

Hatch to loft area, thermostat, programmer and time clock for central heating.

BEDROOM 1 (13' 4" X 10' 0") OR (4.06M X 3.04M)

Currently being used as a Sitting Room with aspects to both side and rear elevations through UPVC double glazed windows. Double panelled radiator, power points.

BEDROOM 2 (12' 10" X 9' 7") OR (3.90M X 2.91M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, Panelled radiator, power points.

UTILITY ROOM (6' 5" X 4' 10") OR (1.96M X 1.48M)

Aspect to the side elevation through UPVC double glazed window. Power points, recess for washing machine and tumble dryer.

SHOWER ROOM (6' 8" X 5' 6") OR (2.02M X 1.67M)

Obscure UPVC double glazed window facing side elevation. Ceiling light. Large double shower cubicle with thermostatic controlled shower unit, sliding glazed screened. Tiled flooring, pedestal wash hand basin with monobloc mixer tap and mirror fronted medicine cabinet over. Low level WC, heated towel rail.

OUTSIDE

The front garden is designed for easy maintenance having a selection of shrubs and artificial grass. A paved path provides access via wrought iron gate to the side elevation where there is a larger seating area with a selection of shrub and flower beds. This area is enclosed behind close board panelled fencing. There is an open way through to the rear garden where there is a large paved patio area with a selection of shrub and flower beds and is enclosed behind close board panelled fencing. To the opposite elevation there is a driveway providing off road parking.

GARAGE

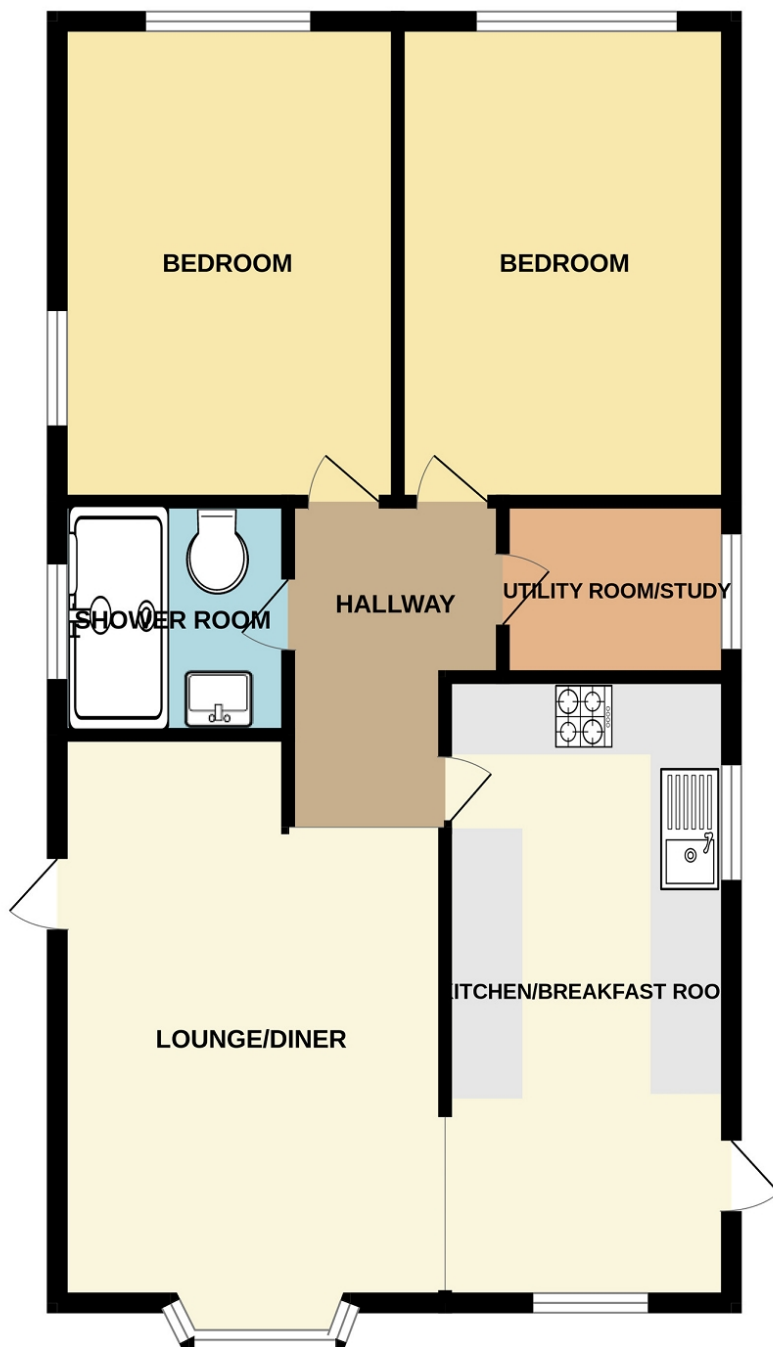
Up and over door, power and light and personal door allowing access onto rear garden.

COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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