



49 Ridgefield Gardens, Highcliffe, Dorset. BH23 4QG

£1,495 Monthly



Ross Nicholas & Company Limited
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A well presented redecorated three bedroom mid terraced house available now for long term let. Benefiting from an enclosed hard landscaped rear garden, living/ dining room, conservatory and a garage accessed from the garden.



ENTRANCE

UPVC double glazed entry door with part opaque and ornately stained glass door leads to:

ENTRANCE PORCH

UPVC double glazed leaded light window to side, storage cupboard housing Veissmann Gas fired combination boiler serving domestic central heating and hot water systems, electric meter and fuse board. Double power point. UPVC double glazed door to:

HALLWAY

Ceiling light point, door to:

DOWNSTAIRS WC

Fitted with a White two piece suite comprising low level flush WC and corner mounted wash hand basin with tiled splash back, UPVC opaque double glazed window to front, ceiling light point.

LIVING/DINING ROOM (26' 04" X 12' 09") OR (8.03M X 3.89M)

Narrowing to 7'7" in the Dining End. UPVC double glazed leaded light Bow window to front providing a lovely outlook over the front garden, wall mounted double panelled radiators, ceiling light point, power points, television point, under stairs storage cupboard. Opening through to the Dining Room, UPVC double glazed sliding doors leading into the conservatory, Ceiling light point, wall mounted panelled radiator, power points. From the Living Room stairs rise to first floor.

CONSERVATORY (10' 07" X 10' 05") OR (3.23M X 3.18M)

UPVC double glazed construction on a brick base with top opening fan lights and large picture windows overlooking the rear garden. Centrally located double glazed double doors lead onto the rear garden itself. Wall mounted double panelled radiator, ceiling light point with fan unit, power points, tiled floor.

KITCHEN (11' 01" X 7' 06") OR (3.38M X 2.29M)

Fitted with a good range of base and wall mounted cupboard and drawer units in a white finish with areas of slate style laminate work surface over, inset stainless steel sink unit with drainer adjacent and mixer tap over. UPVC leaded light double glazed window to rear. Range style hob and oven, space for tall standing fridge/freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher. Tiled flooring and part tiled walls and tiled splash backs. Power points. Inset ceiling spotlights.

FIRST FLOOR LANDING

Access to roof space via hatch, power point, ceiling light point. Former Airing Cupboard with deep shelving.

BEDROOM 1 (13' 08" X 9' 01") OR (4.17M X 2.77M)

UPVC leaded light double glazed window to front, built in wardrobes with mirror fronted sliding doors housing hanging space and shelving above, further space for fitted or freestanding bedroom furniture if desired, wall mounted panelled radiator, ceiling light point, power points, television point.

BEDROOM 2 (29' 10" X 32' 2") OR (9.10M X 9.80M)

Narrowing to 8'4" to front of wardrobes. Built in wardrobes housing hanging space and shelving, UPVC double glazed leaded light window to rear, power points, ceiling light point, wall mounted panelled radiator.

BEDROOM 3 (38' 1" X 21' 0") OR (11.60M X 6.40M)

Shortening to 7'5" after door recess. Built in wardrobe with hanging space and shelving, UPVC leaded light double glazed window to front, power points, wall mounted panelled radiator. Ceiling light point.

BATHROOM

Modern White suite comprising panel enclosed 'P' shaped bath with corner mounted mixer tap and independent Chrome shower fittings over, low level flush WC and pedestal style wash hand basin, UPVC opaque double glazed window to rear. Fully tiled walls and floor. Inset ceiling spotlights. Chrome ladder style towel radiator.

OUTSIDE

The rear garden is a lovely feature of the property laid mainly to hard landscaping for ease of maintenance with an large area laid to well maintained block paving with coloured gravel borders. A UPVC door leads to the:

GARAGE (16' 06" X 8' 01") OR (5.03M X 2.46M)

Situated in a nearby block but accessed from a pedestrian door from the garden. Recent metal up and over door.

THE APPROACH

Laid mainly to block paving with mature shrub and plant borders.

CASUAL CAR PARKING

There are a number of casual car parking spaces located near the property on a first come first serve basis. Further car parking is available on the road if no spaces are left.

DIRECTIONAL NOTE

From our office follow signs towards Christchurch on Lymington Road turning left opposite The Oaks onto Hinton Wood Avenue. At the end of this road bear right continuing onto Hinton Wood Avenue again before reaching Carisbrooke Way after approximately 0.1 of a mile. Turn left here and go up the hill bearing left at the top where Forest Way can be found on your right. Proceed here and Ridgefield Gardens is the second on the left and the property will be found towards the end on the right and is numbered.



PLEASE NOTE

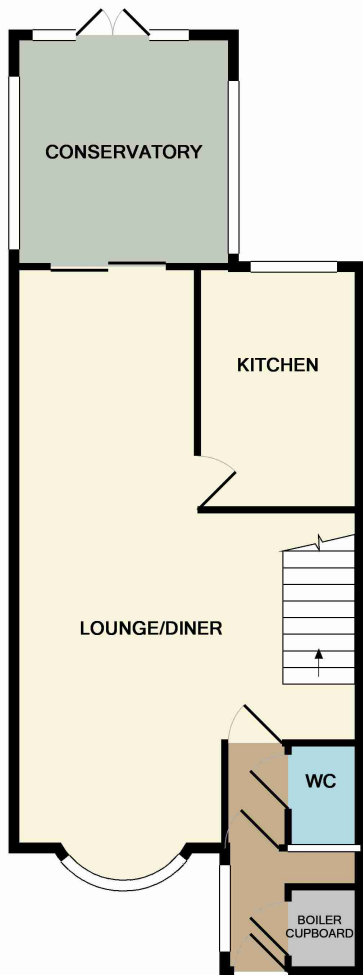
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT - DPS

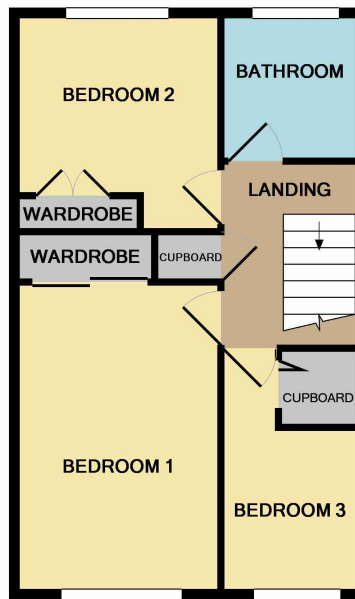
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com. The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property is C73



GROUND FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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