



20 Nada Road, Highcliffe, Dorset. BH23 4PR

£1,695 Per calendar month



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A well presented three bedroom, two bathroom detached bungalow situated in a popular residential location within walking distance of the local shops at Sauflands with the beaches and Highcliffe Castle a little over a mile away. The property is available from Early November and long term tenants are preferred and it is also situated within Highcliffe School catchment.



COVERED ENTRANCE

Courtesy wall light point, UPVC opaque double glazed door with matching windows adjacent leads into the:

ENTRANCE PORCH

1.47 x 1.65

Wall light point, coconut matting, opening into the:

ENTRANCE HALLWAY

3.46 x 4.75

Narrowing to part to 2.44m. Wood block flooring, ceiling light points, access into the roof space via hatch with pull down ladder, wall mounted panelled radiator, telephone point, double power point, built in storage/cloaks cupboard with hanging space and shelving and additional cupboards over, airing cupboard housing the hot water cylinder, double doors lead into the:



LIVING/DINING ROOM

8.37 x 3.62

Narrowing to 2.40m in the Dining end. A wonderfully bright dual aspect room with large UPVC double glazed window to the front with fitted plantation shutters and additional UPVC opaque double glazed window to the side, focal point Living flame effect Gas fireplace set into a brick surround with timber mantel over and tiled hearth. Wall and ceiling light points, wall mounted double panelled radiators, double power points, television point.



BREAKFAST ROOM

3.46 x 3.19

Accessed from the hallway and of good size with integrated fridge/freezer, low worksurface and shelving, ceiling light point, power points, wall mounted panelled radiator, opening through to the:

KITCHEN

5.17 x 1.87

Fitted with a good range of wood fronted base and wall mounted units with areas of laminate work surface over, inset four burner Gas hob with concealed filter extractor over and fitted microwave beneath, further eye level NEFF double oven adjacent. Roller pantry with racking, further cupboard units and space and plumbing for dishwasher and washing machine. Two UPVC double glazed window to the rear garden, linoleum flooring, inset one and half bowl stainless steel sink unit with drainer adjacent and mixer tap over. Inset ceiling spotlights and two further ceiling light points.



BEDROOM ONE

4.06 x 3.51

Providing a lovely aspect over the front of the property via a large UPVC double glazed window with fitted plantation shutters, a large amount of fitted bedroom furniture comprising wardrobes with hanging space and shelving, over bed storage cupboards, low level chest of drawers and dressing table with stool recess and mirror, two bedside tables with drawers. Ceiling light point, power points, wall mounted double panelled radiator, television and telephone point.

BEDROOM TWO

4.82 x 3.19

Narrowing to 3.91m. Situated to the rear of the property with a set of UPVC double glazed double doors onto the rear garden with windows adjacent, two ceiling light points, television point, double power points, wall mounted panelled radiator, door to:



EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising enclosed shower cubicle with concertina doors, low level flush WC and inset wash hand basin with vanity unit beneath, UPVC opaque double glazed window to the side, ceiling light point, wall light point with integrated shaver point. Tiled walls and vinyl flooring.

BEDROOM THREE

2.70 x 2.72

Fitted bedroom furniture comprising wardrobes with hanging space and shelving, chest of drawers with open display shelving, further over bed storage cupboards. UPVC double glazed window to side, power points, ceiling light point and inset reading light over the bed, wall mounted panelled radiator.



SHOWER ROOM

Fitted with a modern suite comprising large enclosed shower cubicle with double doors and Mira fittings, inset wash hand basin with vanity unit beneath and further wall hung wash hand basin, low level flush WC, wall hung White ladder style towel radiator, ceiling light point, fully tiled walls and floor, two UPVC opaque double glazed windows to the side.

OUTSIDE

The rear garden is delightful being South facing and laid mainly to attractive brick paving for easy maintenance with two small areas of lawn adjacent, feature Fish pond with rockery style planting, mature shrub and plant borders and enclosed by timber fencing. To the side of the property there is pedestrian access to the front as well as an area previously used for growing herbs, fruit and vegetables along with a Greenhouse.

THE APPROACH

Laid mainly to attractive brick paving for off road parking for three vehicles with an area of lawn and well maintained planting on the front boundary. The driveway area in turn leads to the:

GARAGE

5.0 x 2.63

Up and over electrically operated sectional door, power and lighting, wall mounted Gas and Electric meters and the Electric consumer unit. Pedestrian access door to the rear.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West towards Christchurch turning right into Hinton Wood Avenue opposite The Oaks Brasserie. At the end bear right and continue along here until reaching Carisbrooke Way on your left. Turn here and go up the hill and just after the left hand bend turn right into Forest Way. Continue almost to the end where Nada Road will be found on your left, turn here and the property will be found on the left hand side and 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.



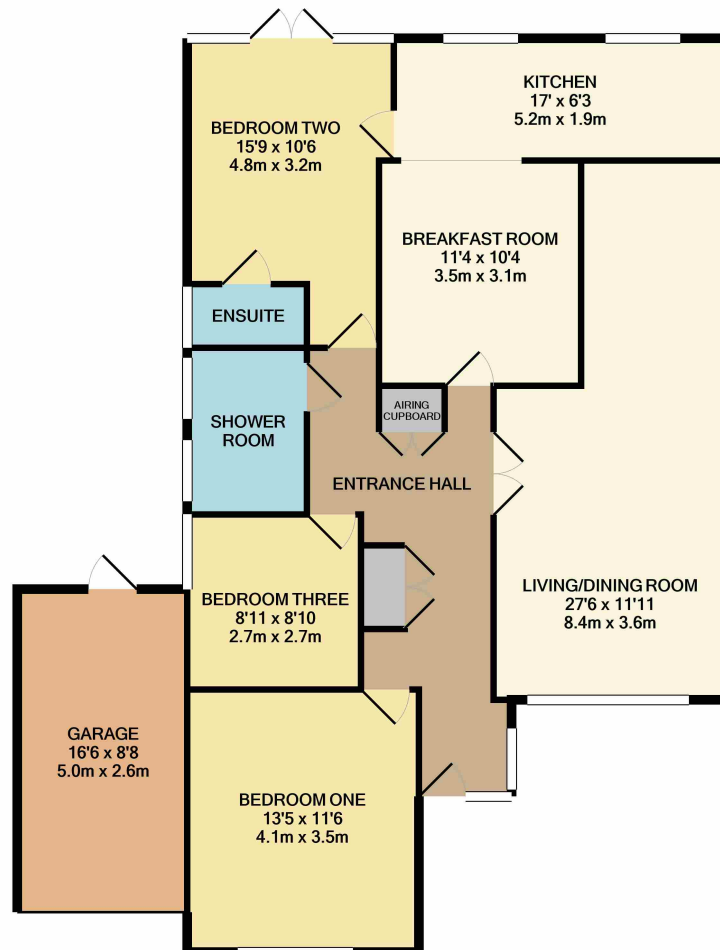
DEPOSIT PROTECTION

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.

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

EPC RATING

The EPC rating for this property is



TOTAL APPROX. FLOOR AREA 1247 SQ.FT. (115.9 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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