



15 Farmdene Close, Highcliffe, Dorset. BH23 4SJ

£335,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
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A well presented two bedroom terraced bungalow situated in a popular residential location, close to the local shops and bus routes with the main shopping facilities and beaches around a mile away. The property benefits a good sized, low maintenance garden and a garage in a nearby block.



UPVC double glazed entrance door leads into the:

ENTRANCE PORCH

UPVC double glazed window to the front, inset ceiling spotlight, tiled flooring, large storage cupboard housing the electric meter. Wooden door leads into the:

ENTRANCE HALLWAY

Inset ceiling spotlight, high level cupboard with shelving, large coats cupboard with hanging rail and shelving above. Wooden door leads into the:

LIVING ROOM

5.44m x 3.0m

Plus bay recess. Large UPVC double glazed box window to the front, ceiling light point, electric night storage heater, electric fireplace with stone hearth and surround, TV aerial point, telephone point and power points.

INNER HALLWAY

Large airing cupboard with hot water cylinder. Power points. Access to the roof space via hatch.

Doors off to all remaining accommodation.

KITCHEN

3.19m x 2.26m

Fitted with a range of modern base and wall mounted units with areas of laminate roll top work surface in part to three walls. Inset one and a half bowl stainless steel sink with mixer tap over and drainer adjacent, integrated Indesit electric fan assisted oven with electric four ring hob over. Integrated Indesit Washer/Dryer, integrated upright Hotpoint Fridge/Freezer. UPVC double glazed window to the front, large storage cupboard. Inset ceiling spotlights, power points and laminate tile effect flooring.

BEDROOM ONE

3.62m x 2.63m

UPVC double glazed window to the rear. Ceiling light point, electric night storage heater, fitted double wardrobe with mirrored doors offering hanging space and shelving, power points.

BEDROOM 2

2.66m x 2.4m

UPVC double window to the rear with UPVC part glazed door adjacent which provides access onto the rear garden. Ceiling light point, electric heater, power points.

WET ROOM

Fitted with a white suite comprising low level flush WC and wall mounted wash hand basin with taps over, walk-in shower with shower screen adjacent and electric power shower over. Fully tiled walls, vinyl flooring. Wall mounted bathroom cabinet and extractor fan.

OUTSIDE

The rear garden is North West facing in aspect and is mainly laid to Indian Sandstone paving for ease of maintenance surrounded by mature shrub and plant borders to both sides and the rear. Outside security lighting, rotary washing line and a gate at the bottom of the garden.

THE APPROACH

The property lends itself to a generous paved front garden which provides parking for one vehicle. There is also a number of unallocated parking bays directly opposite.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction towards Christchurch taking the right hand turning into Nea Road just before the Golf Course. Follow this to the end and at the top of the hill turn left into Smugglers Lane North. Follow this road around the corner where Nea Close will be found on the right hand side. Next turn left into Ridgefield Gardens, then immediately on the right hand side turn into Farm Dene Close where the property will be 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.

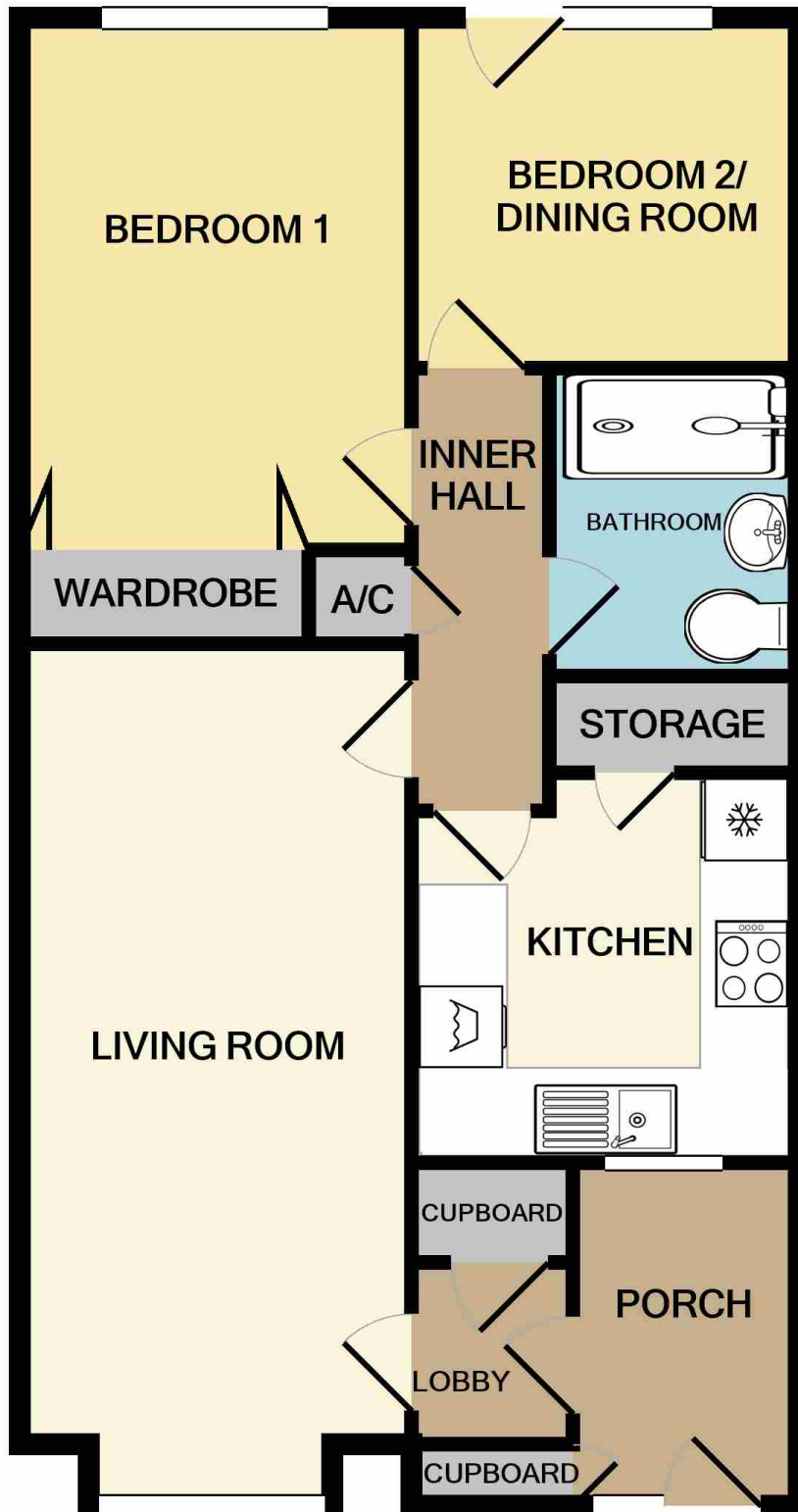
AGENTS NOTE

Please be advised that this property is currently rented out and therefore the photos depicted are prior to the current tenancy taking place and may not be wholly reflective of the current condition although the property has always been in good order.

EPC RATING

The EPC rating for this property is D65





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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