



8 Glendene Park Bashley Cross Road, New Milton, Hampshire. BH25 5TA

£167,500



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





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A well presented two bedroom double unit park home located on a popular development with distant views of paddocks. UPVC double glazing, garage, bathroom, dining area, sitting room, kitchen and parking.



ENTRANCE PORCH

Accessed via UPVC double glazed front door, UPVC double glazed window onto side elevation, power point, glazed door providing access to:

DINING AREA (8' 6" X 7' 10") OR (2.60M X 2.40M)

Aspect onto the front elevation through UPVC double glazed window, double panelled radiator, power points, open way through to:

SITTING ROOM (19' 8" X 10' 10") OR (6.0M X 3.30M)

Aspect over both front and side elevations through UPVC double glazed windows. 2 Double panelled radiator, power points, TV aerial point.

KITCHEN (13' 5" X 8' 6") OR (4.10M X 2.60M)

Aspect onto the side elevation through UPVC double glazed window, one and a half bowl single drainer stainless steel sink unit set into a work surface extending along one wall with range of base drawers and cupboards beneath. Recess for washing machine and slimline dishwasher/fridge, fitted electric oven and four ring hob, additional work surface with cupboards and drawers beneath. Worcester/Bosch gas fired boiler for heating. Larder cupboard, airing cupboard housing high pressure water cylinder with fitted immersion heater for hot water and slatted shelving. Eye level storage cupboards, part tiled wall surrounds, door providing access to:

HALLWAY

UPVC double glazed door providing access onto side elevation. Single panelled radiator, two ceiling light points, cloaks cupboard with shelf and hanging rail.

BEDROOM 1 (12' 2" X 9' 6") OR (3.70M X 2.90M)

Aspect over the rear elevation through UPVC double glazed window. Ceiling light, single panelled radiator, power points, range of fitted bedroom furniture incorporating wardrobes with hanging rails, storage cupboards and dressing table.

BEDROOM 2 (7' 7" X 6' 11") OR (2.30M X 2.10M)

Aspect onto the rear elevation through UPVC double glazed window. Ceiling light point, single panelled radiator, fitted wardrobe with hanging rails and shelving.

BATHROOM

Obscure UPVC double glazed window facing side elevation. Panelled bath with fitted shower unit, pedestal wash hand basin with storage beneath, low level WC, medicine cabinet and shaver point, single panelled radiator.

OUTSIDE

The unit is located on a superb corner plot and is accessed by both sides. The front elevation is designed for easy maintenance being mainly shingled with shrub and flower beds with small brick walling to the front elevation and off road parking space. The rear garden is mainly paved with flower and shrub beds. Two outside water taps and large garden store. There is an additional paved patio area to the side elevation providing a raised tree top view.

GARAGE

Located opposite the park home.

DIRECTIONAL NOTE

From our office in Old Milton Road turn left at the traffic lights into Station Road, proceed over the railway bridge into Fernhill Lane and continue until reaching Bashley Cross Roads. Turn left and continue until reaching Glendene Park on the left (almost opposite Sammy Miller Museum)

PITCH FEE

The vendors inform us that the pitch fee of £162.84 is due on the 1st of every month. The pitch fee is reviewed on the 1st April every year. Both the Electric and Water are payable to the site and are usually discounted compared to the main suppliers.

PLEASE NOTE

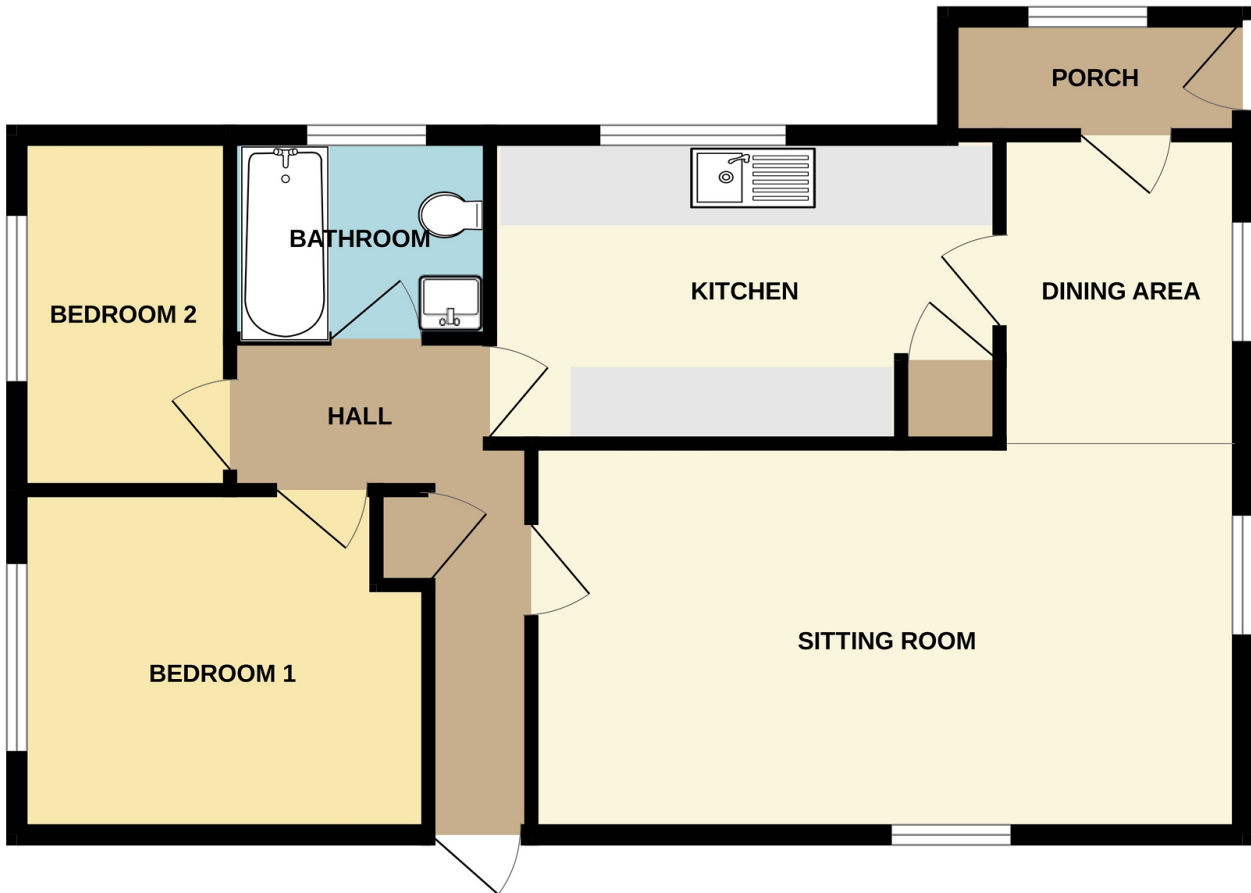
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENT

TOTAL FLOOR AREA: 685 sq.ft. (63.6 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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