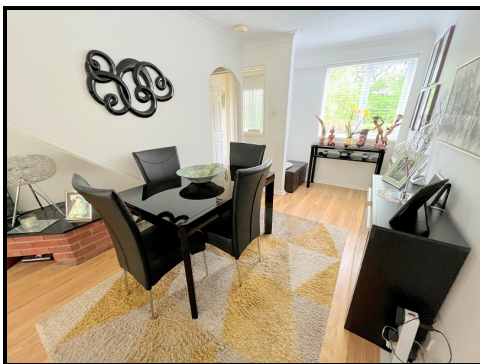




**4 Glen Spey, Ashley, Hampshire. BH25 5QY**

**£308,500**



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





**4 Glen Spey, Ashley, Hampshire. BH25 5QY**

**£308,500**

A spacious end of terrace three bedroom house located in a quiet cul-de-sac location and enjoying views across adjacent woodland and field, features of the property include Lounge/Dining Room, Kitchen/Conservatory/Shower Room, Electric heating, landscaped gardens and Garage.



## ENTRANCE PORCH

Accessed via UPVC double glazed front door, ceiling light, folding door leading to:

## ENTRANCE HALL

Electric heater, staircase to first floor landing, smoke detector, open way through to:

## LOUNGE/DINING AREA (26' 11" X 11' 11") OR (8.20M X 3.64M)

Aspect to the front elevation through UPVC double glazed window. Two Dimplex wall mounted electric heaters, ceiling light, electric fire set into a brick surround with display niches and tiled hearth. Connections for wall hung television.

## KITCHEN (14' 10" X 7' 5") OR (4.53M X 2.26M)

Aspect to the rear elevation through UPVC double glazed window. Single bowl, single drainer composite sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine and dishwasher. Fitted stainless steel electric Hotpoint electric oven. Integrated fridge and freezer, tiled flooring, eye level storage cupboards, part tiled wall surrounds, recessed lighting. UPVC double glazed door providing access to:



## CONSERVATORY (11' 2" X 9' 10") OR (3.40M X 3.00M)

Polycarbonate roof, UPVC double glazed construction, power points, wall lights, double opening UPVC double glazed French doors leading to landscaped gardens.

## FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Hatch to loft area, power point, storage cupboard with shelving, power points and recess for condensing tumble dryer. Additional storage cupboard, shelving and airing cupboard housing pre-lagged hot water cylinder. Fitted immersion heater and shelf over.



## BEDROOM 1 (19' 11" X 9' 7") OR (6.06M X 2.91M)

Aspect to the front elevation through two UPVC double glazed windows providing elevated views across woodland and field. Wall lights, wall mounted electric heater, wardrobe with hanging rail and shelf, power points.

## BEDROOM 2 (10' 6" X 10' 5") OR (3.21M X 3.17M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, wall mounted electric heater, power points, recessed double wardrobe with hanging rail and shelf.

## BEDROOM 3 (7' 5" X 7' 1") OR (2.27M X 2.15M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, power points, electric heater, recessed single wardrobe with shelves.

## SHOWER ROOM (5' 5" X 7' 7") OR (1.64M X 2.30M)

Corner shower cubicle with sliding glazed shower screens, thermostatically controlled shower unit, low level WC with concealed cistern with storage drawers and cupboards to side. Wash hand basin with monobloc mixer tap with additional storage beneath and mirror over. Fully tiled wall surrounds, extractor fan, recessed lighting.



## OUTSIDE

The front elevation has paved pathway providing access to the front door with a large shrub and flower bed. Off road parking and access to:

## INTEGRAL GARAGE

Up and over door, power and light.

## REAR GARDEN

Landscaped for easy maintenance. Paved patio area and shingle adjoining the rear of the property with a raised paved patio area with shrub and flower beds. Low brick walling. The garden is private with panelled fencing and a pathway provides return access to the front elevation.



## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and proceed until reaching the traffic lights at Ashley. Turn right into Lower Ashley Road and Glen Spey is the fifth turning right.

## 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.

## TENURE

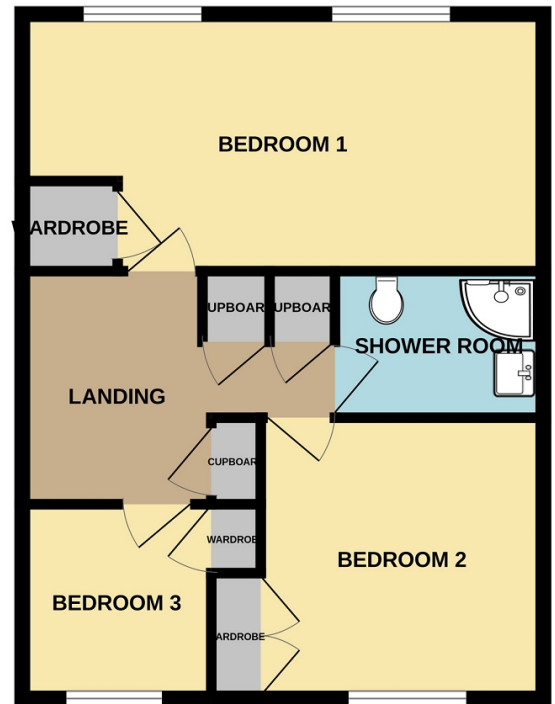
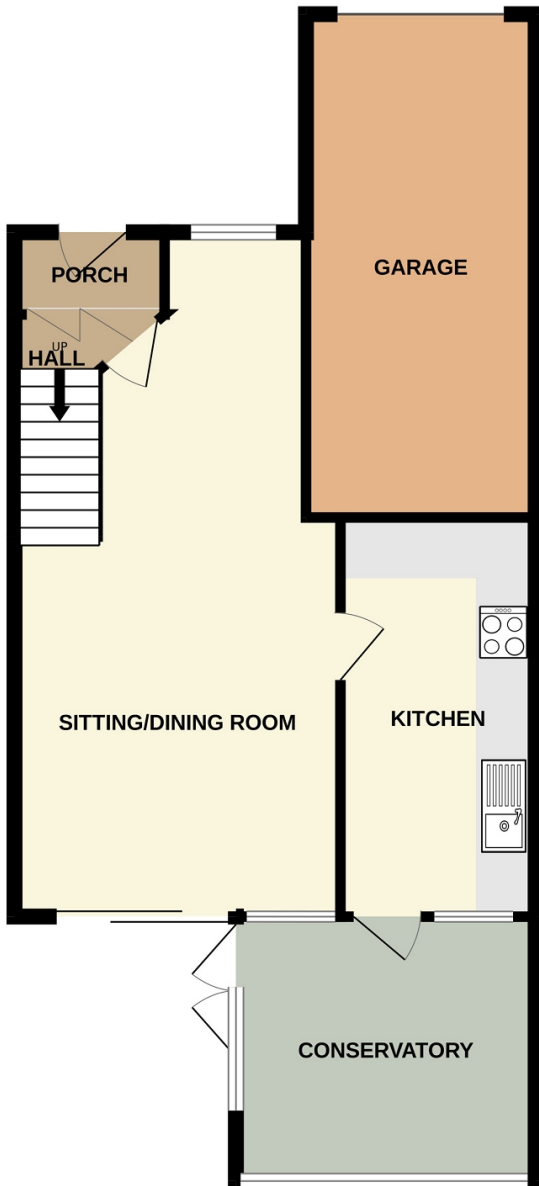
The resale tenure for this property is Freehold

## COUNCIL TAX

The council tax for this property is band C

GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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.  
Made with Metropix ©2024

**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
sales@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.