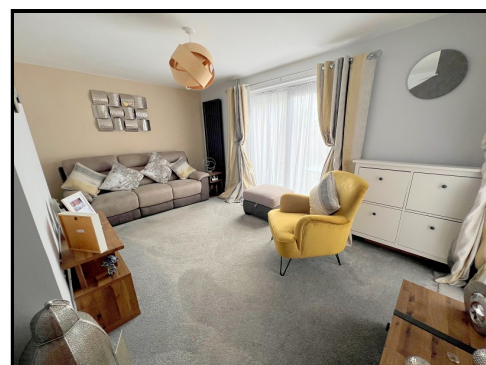




**34 Miller Close, Ashley, Hampshire. BH25 5AT**

**Guide Price £300,000**



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





**34 Miller Close, Ashley, Hampshire. BH25 5AT**

**Guide Price £300,000**

A very well presented end of terrace character residence located in a popular area including numerous features including Oak doors, Entrance Hall, Sitting Room, Kitchen/Breakfast Room, ground floor Cloakroom, modern Shower room, 2 Bedrooms, gas fired central heating, UPVC double glazing, off road parking and private garden.



## ENTRANCE HALL

Accessed via UPVC double glazed front door. Staircase to first floor landing, smooth finished ceiling, ceiling light point.

## SITTING ROOM (15' 5" X 10' 8") OR (4.70M X 3.24M)

Aspect and access to side elevation through UPVC double glazed door. Smooth finished ceiling, ceiling light, TV connections for wall hung television. Power points, vertical radiator, recessed storage cupboard and UPVC double glazed sliding patio doors providing both views and access onto rear garden.

## KITCHEN/BREAKFAST ROOM (10' 6" X 10' 2") OR (3.21M X 3.10M)

Aspect to the front elevation through UPVC double glazed window, single bowl single drainer stainless steel sink unit set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for washing machine and tumble dryer and full height fridge freezer. Tiled flooring, recess for gas cooker, part tiled wall surrounds, eye level storage cupboards, extractor fan, storage cupboard and panelled radiator.



## CLOAKROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light point. Worcester/Bosch wall mounted gas fired boiler, low level WC with concealed cistern and wash hand basin with storage beneath.

## FIRST FLOOR LANDING

Hatch to loft area, smoke detector, panelled radiator and power point.

## BEDROOM 1 (15' 5" X 10' 8") OR (4.70M X 3.25M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, power points, panelled radiator, recessed storage cupboard.

## BEDROOM 2 (10' 4" X 10' 2") OR (3.14M X 3.11M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, recessed wardrobe, programmer and time clock for central heating.



## SHOWER ROOM (7' 1" X 4' 9") OR (2.16M X 1.46M)

Modern shower room, obscure UPVC double glazed window to front, smooth finished ceiling, ceiling light. Double walk-in shower cubicle with sliding shower screen, rain effect shower head with additional shower attachment. Low level WC, wall hung wash hand basin with mirror fronted medicine cabinet over, part tiled wall surrounds, heated towel rail.

## OUTSIDE

The front elevation is mainly Tarmacadam providing two off road parking spaces and outside water tap. A gate provides access along the side elevation to the front door where there is a covered area with shelving and garden store with power.

## REAR GARDEN

Mostly laid to lawn with shrub and flower beds and enclosed behind both close board panelled fencing and brick walling.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## 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 turning left at the traffic lights into Ashley Common Road then take the third turning left into Miller Close

## 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

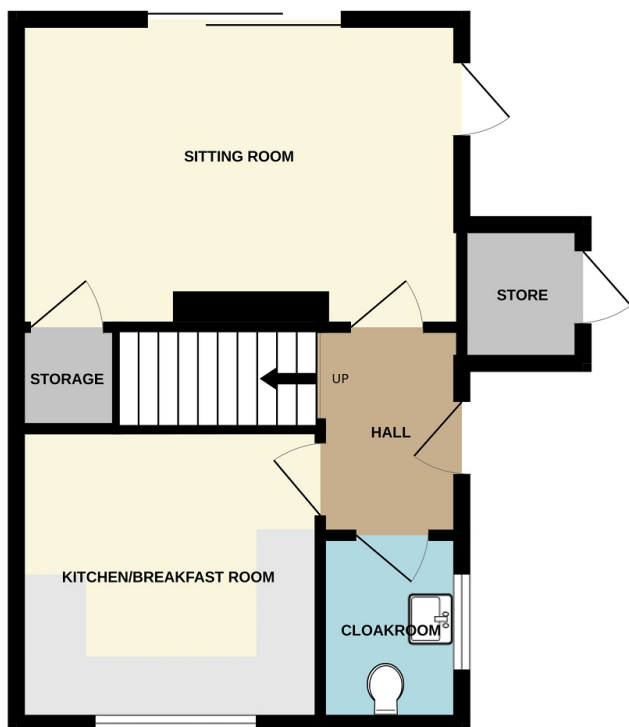
## COUNCIL TAX

The council tax for this property is band B

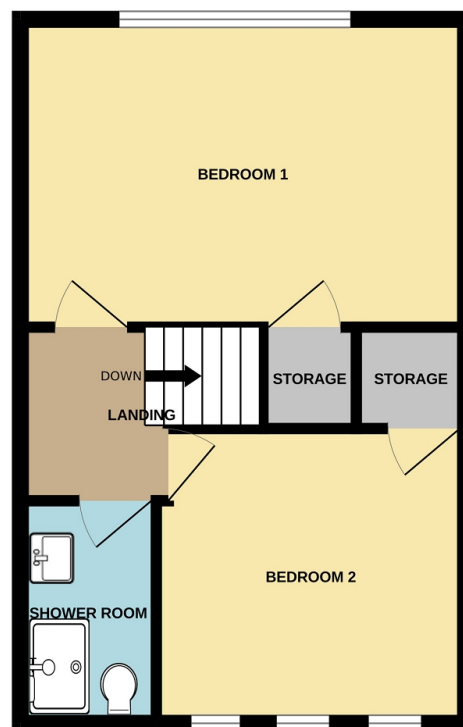
## EPC RATING

The EPC rating for this property is C72

GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 765 sq.ft. (71.1 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.