



29 Miller Close, Ashley, Hampshire. BH25 5AT

£225,000



Ross Nicholas & Company Limited  
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## 29 Miller Close, Ashley, Hampshire. BH25 5AT

**£225,000**

Discover your perfect starter home in a serene cul-de-sac setting. This delightful three-bedroom apartment offers an idyllic retreat for first-time buyers looking to step onto the property ladder. The spacious living room welcomes you with a tranquil view over the verdant allotment gardens, creating an oasis of calm after a busy day. The heart of this home is the kitchen/breakfast room, a space where you can cook and converse with ease. Each bedroom is a haven of rest, promising a good nights sleep. Outside, your own lovely, private enclosed garden awaits, an ideal spot for relaxation or entertaining friends and family. Benefit from the convenience of your allocated parking space to the front, removing any parking woes. Set in a peaceful location, this apartment blends comfort with the practical needs of modern living, making it a truly desirable find for those embarking on their homeownership journey.



## ENTRANCE HALL

Accessed via a composite entrance door with opaque double glazed inserts and in turn leading into the:

## UTILITY AREA (9' 9" MAX X 7' 7" MAX) OR (2.98M MAX X 2.32M MAX)

Base units with work surface over, inset stainless steel sink unit with drainer adjacent, window to side, wall mounted Worcester Gas Fired combination boiler, step and door leads to the stairwell in turn leading to the:

## FIRST FLOOR LANDING

Window to the side aspect, airing cupboard with shelving, access into the roof space via hatch with pull down ladder and has power and is partially boarded. Doors to all rooms.

## LIVING ROOM (10' 11" X 16' 11") OR (3.33M X 5.15M)

A beautifully light room with two UPVC double glazed windows overlooking the allotment gardens to the rear. Focal point Gas fire (not in operation) set into a faux marble style surround with pre-cast mantel over. Wall mounted panelled radiator, ceiling light point, power points, television point.

## KITCHEN/BREAKFAST ROOM (11' 10" MAX X 14' 1" MAX) OR (3.61M MAX X 4.28M MAX)

Narrowing in part to 1.57m. L-shaped with a long row of units spanning the width of the room in a white front with areas of laminate roll top work surface over. Inset stainless steel one and half bowl sink unit with drainer adjacent and mixer tap over. Space for hob and oven, space for tall standing fridge/freezer, space for slimline dishwasher. Large UPVC double glazed window to rear overlooking the allotment gardens. Ceiling light point and some under cupboard lighting.

## BEDROOM 1 (13' 7" X 12' 0") OR (4.13M X 3.65M)

Narrowing to 2.25m in the bed recess. A lovely and bright room with UPVC double glazed windows to the front, wall mounted panelled radiator, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, vinyl wood effect flooring.

## BEDROOM 2 (9' 11" X 6' 6") OR (3.01M X 1.99M)

UPVC double glazed window to front, space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.

## BEDROOM 3 (9' 11" X 6' 11") OR (3.02M X 2.12M)

This room used to be combined with bedroom two to make a larger double bedroom and could be reverted with the necessary work and permissions. UPVC double glazed window to front, laminate wood flooring, large wardrobe/cupboard over the stairs with hanging rail and shelving, ceiling light point, power points.

## BATHROOM

UPVC opaque double glazed window to side, fitted with a three piece suite comprising panel enclosed bath with independent shower fittings over, wall hung wash hand basin and low level flush WC, chrome curved ladder style towel radiator, part tiled walls.

## OUTSIDE

A superb feature of the property being very private and enjoying the sun almost all day. Situated just opposite the front door laid mainly to lawn with a small timber decked area to the rear and paving as you enter, space for storage shed, large, mature shrub and planted borders and enclosed by timber fencing.

## THE APPROACH

Laid to washed pea gravel and providing off road parking for one vehicle.

## LEASEHOLD & MAINTENANCE FEES

The property has around 90 years on the lease remaining and current Ground Rent, Insurance and Service Charge contribution is around £290 per annum.

## 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 Leasehold

## COUNCIL TAX

The council tax for this property is band C

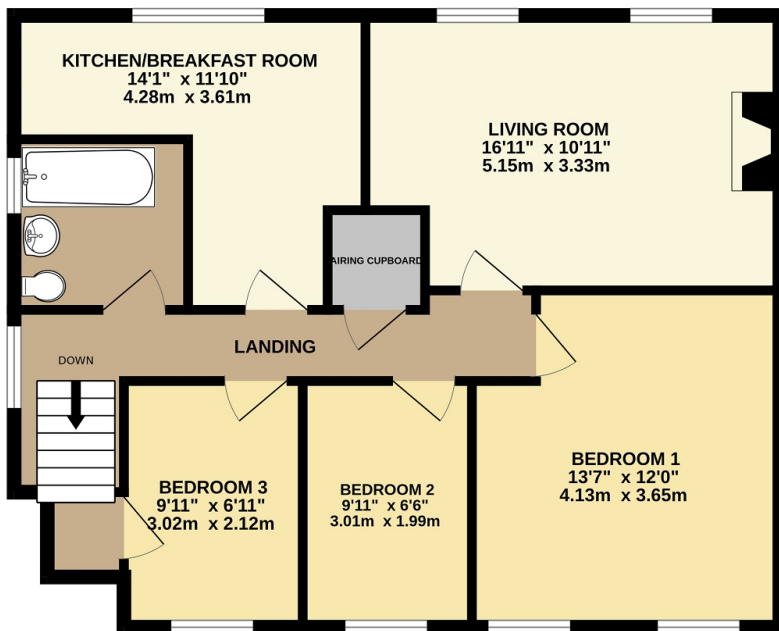
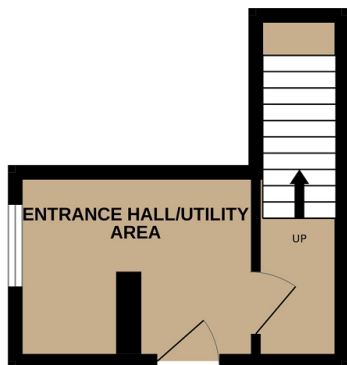
## EPC RATING

The EPC rating for this property is TBC



GROUND FLOOR  
119 sq.ft. (11.0 sq.m.) approx.

1ST FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 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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