



**8 Vicarage Gardens, Hordle, Hampshire. SO41 0XJ**

**£299,950**



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



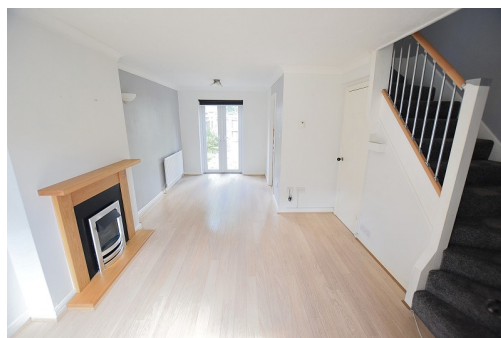




## **8 Vicarage Gardens, Hordle, Hampshire. SO41 0XJ**

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A beautifully presented two bedroom terraced property situated in the village of Hordle. Modern kitchen and bathroom and allocated parking bay. There are two communal green spaces for use of owners and further visitor parking.





## **ENTRANCE PORCH (5' 6" X 3' 10") OR (1.68M X 1.17M)**

Coved and textured ceiling, ceiling light point, access to fuse box, attractive laminate flooring with coconut matting to front door entrance well, double panelled radiator, door provides access to Cloakroom and door provides access to:

## **LOUNGE/DINING AREA (22' 0" X 13' 11") OR (6.70M X 4.23M)**

Coved and textured ceiling, ceiling light point in dining area with wall uplighters to either side of mock chimney breast. UPVC double glazed window overlooks the front aspect, radiator beneath, Sky connection point, numerous power points, TV aerial connection point, continuation of laminate limed Oak effect flooring, telephone point with latest fibre connection, Drayton digital central heating thermostat, numerous power points, attractive Solid Oak American style fireplace surround with inset 'living flame' fire with LED screen which provides nine different settings from having a wood effect fire to an aquarium with separate convector heater above. Remote controlled operated, additional wall uplighter by stairwell, smoke detector, staircase to first floor landing, door provides access to under stairs storage cupboard with wall light point and fitted shelving within. Dining area benefits from an additional radiator, power points and double opening UPVC double glazed doors provide access to patioed garden and opening leads to:

## **KITCHEN (8' 5" X 6' 0") OR (2.57M X 1.84M)**

Quality fitted modern kitchen units with roll top work surfaces, stainless steel sink with single drainer with swan necked monobloc mixer tap. UPVC double glazed window overlooking garden aspect, modern condensing boiler with digital central heating programmer beneath, attractive tiled splash back, concealed Neff filter hood, Zanussi floor standing double oven with ceramic four ring hob, fan assisted with oven light, under kitchen unit lights, stainless steel switches and sockets, freestanding automatic washing machine, continuation of American limed Oak style flooring, space for upright fridge/freezer.

## **CLOAKROOM (5' 7" X 2' 9") OR (1.70M X 0.85M)**

Coved and textured ceiling, ceiling light point, wall mounted Manrose extractor, low level WC, wall mounted wash hand basin with tiled splash back with mirror above, double panelled radiator.

## **FIRST FLOOR LANDING (6' 5" X 5' 7") OR (1.95M X 1.71M)**

Coved and textured ceiling, ceiling light, access to loft with pull down loft ladder. Loft benefits from light, power point, door leads to:

## **BEDROOM 1 (13' 10" X 8' 8") OR (4.22M X 2.63M)**

Coved and textured ceiling, UPVC double glazed window overlooking rear garden aspect, radiator beneath, power points, wall uplighter, range of mirror fronted wardrobes which slide open and give access to a mixture of shelving and hanging space within.

## **BEDROOM 2 (12' 0" X 7' 5") OR (3.65M X 2.26M)**

Coved and textured ceiling, wall uplighter, UPVC double glazed window overlooking front aspect with radiator beneath, light Oak laminate flooring. Floor standing veneered wardrobe with triple opening sliding doors, additional double opening wardrobe with double opening doors with hanging rail and two shelves above. Eye level cupboard provides access to airing cupboard with factory lagged hot water cylinder with slatted shelving and access to immersion heater switch.

## **BATHROOM**

Modern white suite with fully tiled walls, low level WC, pedestal wash hand basin with monobloc tap and mirror over. Panelled enclosed bath with shower screen and electric wall mounted shower over. Bathroom fittings.

## **OUTSIDE**

Located in a quiet cul-de-sac setting with allocated parking bay which is numbered located adjacent to the front door entrance. Low maintenance shrubs and bushes surround the front door entrance. Communal dustbin store. Visitor parking located at the end of the cul-de-sac.

## **REAR GARDEN**

For ease of maintenance laid to attractive paving and enclosed by close boarded fencing with gate providing access to rear passage. Outside light and water tap and external waterproof power point.

## **VIEWING ARRANGEMENTS**

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## **DIRECTIONAL NOTE**

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and proceed until reaching the Village of Hordle and proceed until reaching Everton Road on the right proceed until reaching Hordle Lane on the right turn left at Vicarage Lane then first left into Vicarage Gardens.

## **WEBSITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## **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.



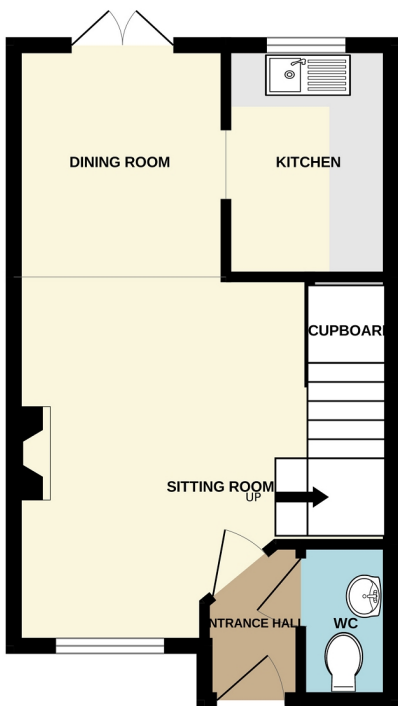
## TENURE

The resale tenure for this property is Freehold

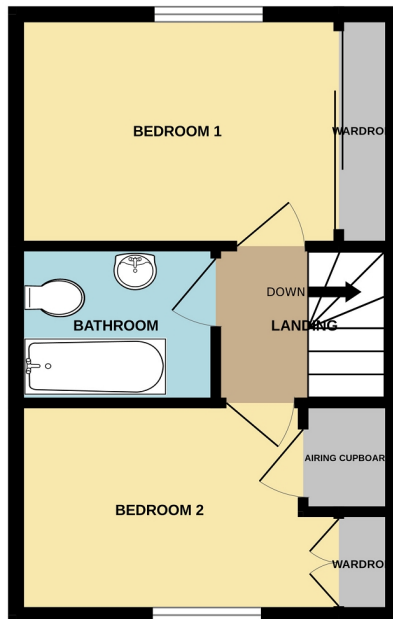
## EPC RATING

The EPC rating for this property is C72

GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



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TOTAL FLOOR AREA : 624 sq.ft. (58.0 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.

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