



10 Princes Place, Ashley, Hampshire. BH25 5BZ

Guide Price £360,000



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A three bedroom semi-detached house offering additional features including corner plot location, extended dining room, conservatory, wood burner and en-suite shower room. The property benefits from entrance porch, sitting room, kitchen, main bathroom, off road parking, UPVC double glazing, gas fired central heating and garage. Sole Agents, Vacant possession.



ENTRANCE PORCH

Accessed via UPVC double glazed door. Aspect to the front and side elevations through UPVC double glazed windows. Smooth finished ceiling, quarry tiled floor, door providing access to:

SITTING ROOM (15' 2" X 11' 3") OR (4.62M X 3.43M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, power points, wood block flooring, recessed wood burner with stone hearth and Oak mantel. Door and stairs leading to first floor. Open way through to:

DINING ROOM (15' 3" X 13' 11") OR (4.65M X 4.25M)

Aspect to both front and rear elevations with additional aspect to side with UPVC double glazed French doors providing access onto patio and rear garden. Smooth finished ceiling, ceiling light, wall light points. Double panelled radiator, block flooring, power points.

KITCHEN (10' 9" X 9' 6") OR (3.27M X 2.90M)

Aspect to the rear elevation. Smooth finished ceiling, recessed lighting, wood work surface extending along three walls with recessed stainless steel sink unit and monobloc mixer tap, recess for dishwasher, base cupboards and drawers, recess for Range Cooker with large stainless steel canopy extractor fan over, recess for full height fridge/freezer, eye level storage cupboards, tiled flooring, panelled radiator, door leading to :

GARDEN ROOM

Polycarbonate roof and double glazed windows with central double opening doors providing access onto rear garden. Recess and plumbing for washing machine and tumble dryer.

CLOAKROOM

Obscure UPVC double glazed window onto rear elevation. Smooth finished ceiling. Ceiling light, pedestal wash hand basin with monobloc mixer tap, corner storage cupboard with shelving. Tiled flooring.

FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light, hatch to loft area.

BEDROOM 1 (12' 4" X 9' 11") OR (3.75M X 3.01M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, panelled radiator, power points, ceiling light, large double wardrobe unit with sliding doors hanging rails and shelving.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window, fully tiled wall surrounds with smooth finished ceiling, recessed lighting, extractor fan, double walk-in shower cubicle with sliding glazed shower screen. Thermostatically controlled shower unit with rain effect shower head and hand held shower attachment. Wall hung wash hand basin with storage beneath. Monobloc mixer tap, low level WC, heated towel rail and tiled flooring. Wall mounted mirror with light.

BEDROOM 2 (11' 7" X 9' 11") OR (3.53M X 3.01M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points.

BEDROOM 3 (9' 9" X 8' 6") OR (2.98M X 2.60M)

Aspect to the front elevation through UPVC double glazed window. Single panelled radiator, power points, ceiling light, smooth finished ceiling.

BATHROOM (5' 9" X 5' 2") OR (1.75M X 1.58M)

Obscure UPVC double glazed window overlooking rear. Smooth finished ceiling, ceiling light point, low level WC, wash hand basin with monobloc mixer tap, panelled bath unit with monobloc mixer tap and shower attachment. Glazed shower screen, tiled flooring, heated towel rail and part tiled walls.

OUTSIDE

A driveway provides off road parking and access to:

INTEGRAL GARAGE

Up and over door, power and light.

FRONT GARDEN

The remainder of the front elevation is enclosed behind hedging and picket gates and extends along the side elevation leading to a large garden which is mostly laid to lawn with a selection of shrub and flower beds and is enclosed behind hedging to provide seclusion. There is a paved patio area adjoining the property and double opening gate provides access to:

REAR GARDEN

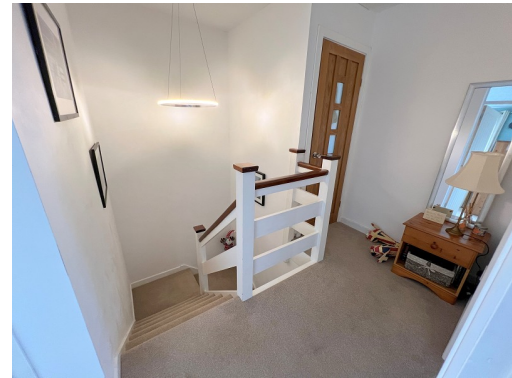
Once again being mostly laid to lawn and enclosed behind both brick walling and panelled fencing and there is also a paved and shingled area for seating.

VIEWING ARRANGEMENTS

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

DIRECTIONAL NOTE

Proceed over the traffic lights into Ashley Road and proceed until reaching Kings Road on the left, turn into Kings Road then Princes Place will be found on the left.



PLEASE NOTE

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.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

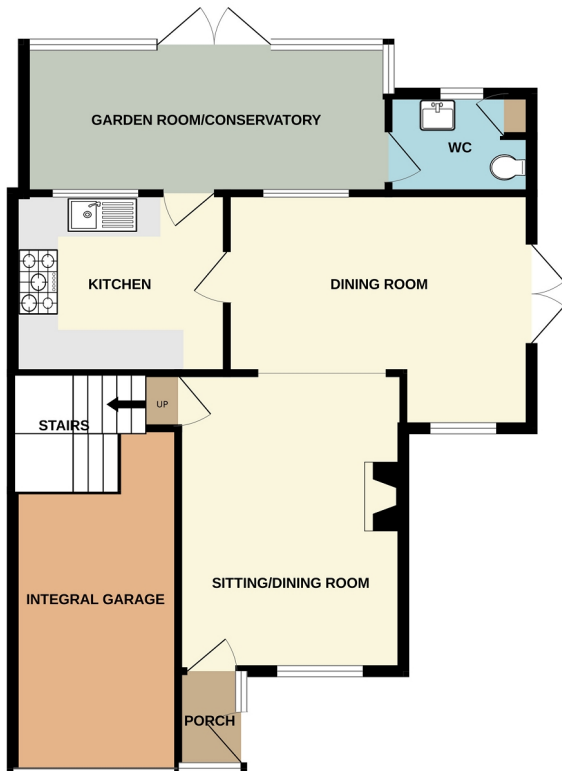
The council tax for this property is band C

EPC RATING

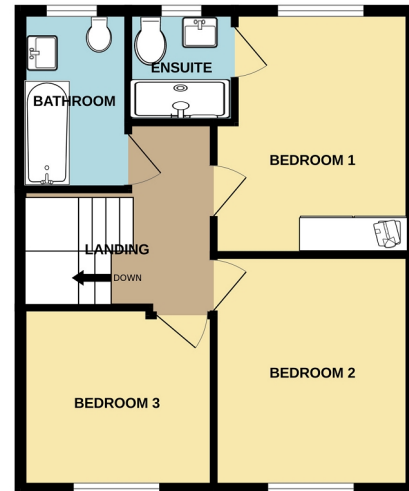
The EPC rating for this property is



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1229 sq.ft. (114.1 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.

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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.