



9 HOMEWOOD CLOSE  
ASHLEY  
NEW MILTON  
HAMPSHIRE  
BH25 5DF



**HAYWARD FOX**  
OF NEW MILTON

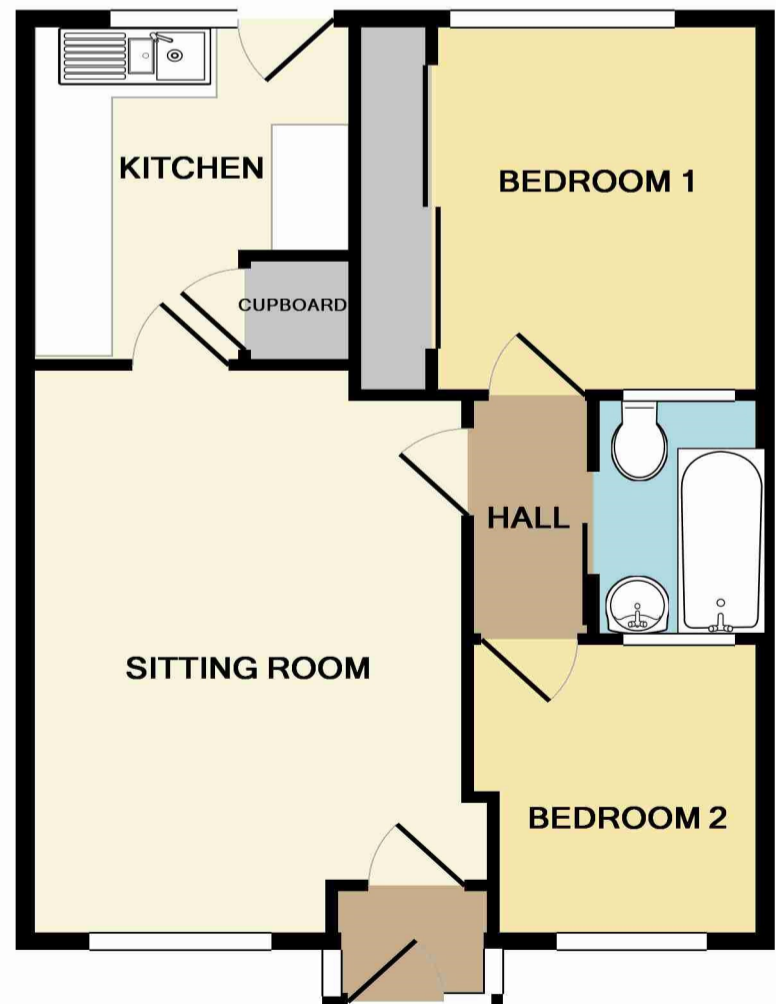
PRICE: £235,000



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[www.haywardfox.co.uk](http://www.haywardfox.co.uk)



FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 46.5 SQ.M. (500 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Hayward Fox

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## 9 HOMEWOOD CLOSE, ASHLEY, NEW MILTON, HAMPSHIRE. BH25 5DF

**An opportunity to purchase a two bedroom terraced bungalow, now in need of internal modernisation, situated in a small cul de sac with secluded rear garden.**

**ACCOMMODATION IN DETAIL:** (all measurements are approximate)

Obscure UPVC double glazed front entrance door with matching side screens leading to:

**ENTRANCE PORCH:** Ceiling light point, tiled flooring, obscure glazed door to:

**SITTING/DINING ROOM:** 16'5" x 11'4" (5m x 3.45m) UPVC double glazed box bay window to front aspect, ceiling light point, three wall light points, glazed door to:

**KITCHEN:** 9'11" x 8'5" (3.02m x 2.57m) Roll edge work surface with bowl and a third single drainer sink unit, space for cooker, base cupboards and drawers, space and plumbing for washing machine, further matching wall mounted cupboards, wall mounted gas fired central heating boiler, further storage cupboard, ceiling light point, UPVC double glazed window and door to rear aspect.

**INNER HALLWAY:** Tiled flooring, hatch to loft space, ceiling light point, door to:

**BEDROOM ONE:** 11' x 8'7" (3.35m x 2.62m) Excellent range of built in wardrobes, ceiling light point, radiator, UPVC double glazed window to rear aspect.

**BEDROOM TWO:** 8' x 7'6" (2.44m x 2.29m) Ceiling light point, radiator, UPVC double glazed window to front aspect.

**BATHROOM:** Coloured suite comprising bath with separate Mira shower unit over, low level w.c., pedestal wash hand basin, part tiled walls, tiled flooring, radiator, ceiling light point, extractor fan.

### **OUTSIDE:**

The property is approached via a tarmac pathway with the front garden laid to an area of shrub and flower beds with a pond.

**THE REAR GARDEN** has been laid for ease of maintenance, being mainly paved, well enclosed by fencing with **GARDEN SHED**. Pedestrian access gate to rear.

**GARAGE:** Located in nearby block with metal up and over door.

Further residents parking available.

**EPC RATING:** D (current 66, potential 90)

**DIRECTIONAL NOTE:** From the traffic lights in the centre of New Milton proceed in an easterly direction along Ashley Road. Carry along for approximately half a mile, turning left into Oak Road and first right into Homewood Close, where the property can be found on the right hand side and is numbered.

### **The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.