



HAYWARD FOX
PRICE: £319,950

29 LOWER ASHLEY ROAD, ASHLEY, NEW MILTON BH25 5AA



www.haywardfox.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 63.0 SQ.M.
(679 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 41.2 SQ.M.
(444 SQ.FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 104.3 SQ.M. (1122 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For more information on this property or to arrange an accompanied viewing, please contact:

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AN OPPORTUNITY TO PURCHASE AN OLDER STYLE THREE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE WITH GOOD OFF ROAD PARKING AND EXCELLENT SIZED REAR CONSERVATORY, SITUATED WITHIN WALKING DISTANCE OF LOCAL SHOPS AND SCHOOLS.

Entrance hallway, sitting room, separate dining room, kitchen, large rear conservatory, first floor landing with three bedrooms, bathroom, separate w.c. off road parking and gardens.

Appointments must be made via the Vendors Agents **Hayward Fox**



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ACCOMMODATION IN DETAIL: (all measurements are approximate)

Covered entrance with outside light leading to obscure UPVC double glazed front entrance door leading to:

Entrance Hallway

Ceiling light point, wood effect flooring, radiator, understairs storage cupboard, doors to principal rooms.

Sitting Room 11'10" x 11' (3.6m x 3.35m)

Open fire with brick surround, tiled mantel, ceiling light point, radiator, wood effect flooring, UPVC sliding double glazed patio doors to rear conservatory.

Dining Room 11' x 10'5" (3.35m x 3.18m)

Electric fire with tiled surround and hearth, timber mantel over, ceiling light point, radiator, UPVC double glazed window overlooking front aspect.

Door from entrance hallway leads to:

Kitchen 13'7" (4.14) x 10'3" (3.12) maximum measurements

Range of roll edge work surface with inset bowl and a third single drainer sink unit, range style cooker with extractor canopy over, range of base cupboards and drawers, space and plumbing for washing machine, space for tumble drier/dishwasher, space for up-right fridge/freezer, further matching wall mounted cupboards, Worcester Bosch gas fired central heating boiler, part tiled walls, ceiling light point, radiator, UPVC double glazed window to side aspect. Door through to:

Superb Rear Conservatory 20'10" x 11'6" (6.35m x 3.5m)

Brick base with UPVC double glazed windows and door to rear garden, pitched polycarbonate roof, three wall lights, two radiators.

Turned staircase from entrance hallway with UPVC double glazed window to side aspect, leading to:

First Floor Landing

Ceiling light point, hatch to loft space, built in storage cupboard, door to:

Bedroom One 12' x 11' (3.66m x 3.35m)

ceiling light point, radiator, UPVC double glazed window overlooking rear aspect.

Bedroom Two 11'1" x 10'6" (3.38m x 3.2m)

Ceiling light point, radiator, UPVC double glazed window to front aspect.

Bedroom Three 10'4" x 7'5" (3.15m x 2.26m)

Ceiling light point, radiator, UPVC double glazed window overlooking rear aspect.

Bathroom

Comprising panelled bath with mixer taps and separate Triton shower unit over, wash hand basin with cupboard below, radiator, ceiling light point, part tiled walls, obscure UPVC double glazed window to side aspect.

Separate W.C.

Comprising low level w.c., radiator, ceiling light point, obscure UPVC double glazed window to front aspect.

Outside

The property is approached via double opening sliding gates leading onto concrete driveway, providing off road parking for several vehicles. The remainder of the front garden is mainly laid to lawn with mature hedge borders. Double gate provide side access to the rear garden with further hardstanding to the side. Outside storage shed.

The Rear Garden

Laid mainly to lawn with two outside sheds, one being brick built, all enclosed by fencing.

EPC RATING: D

COUNCIL TAX BAND: C

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in an easterly direction along Ashley Road, continue until reaching the village of Ashley, turning right at the traffic lights into Lower Ashley Road, where the property can be found along on the left hand side and is numbered.

NEM200070

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.