



**27 Ashlet Gardens, Ashlet, New Milton, Hampshire. BH25 5YD**

**£1,100 Per Calendar Month**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 625 500







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A well presented two bedroom end of terrace house offering numerous features including UPVC double glazing, electric combination boiler with radiators. Modern kitchen and bathroom, enclosed garden, communal parking.



## COVERED ENTRANCE

UPVC double glazed front door providing access to:

## SITTING ROOM (19' 8" X 13' 9") OR (6.00M X 4.20M)

Staircase to first floor landing, aspect to the front elevation through UPVC double glazed windows. Three wall light points, two double panelled radiators, UPVC double glazed door with matching side screen providing both views and access to rear patio and garden beyond. Power points, TV aerial point, understairs wooden TV unit.

## KITCHEN (9' 6" X 5' 11") OR (2.90M X 1.80M)

Aspect over the rear elevations through UPVC double glazed window. One and a half bowl single drainer stainless steel sink unit set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Fitted electric oven with electric Hotpoint four ring hob over. Part tiled wall surrounds, power points, eye level storage cupboards, recess for washing machine and full height fridge/freezer.

## FIRST FLOOR LANDING

Hatch to loft area with pull down loft ladder. Airing cupboard with slatted shelving and Elektra electric combination boiler which supplies hot water and heating to the panelled radiators.

## BEDROOM 1 (11' 10" X 8' 6") OR (3.60M X 2.60M)

Dual aspect over the front elevation through UPVC double glazed windows. Panelled radiator, ceiling light, power points, double wardrobe unit with hanging rail with storage cupboard over and display niche to side.

## BEDROOM 2 (11' 2" X 7' 7") OR (3.40M X 2.30M)

Aspect over the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

## BATHROOM

Obscure double glazed window facing rear elevation. Recessed lighting. Fully tiled wall surrounds complimenting the white suite comprising panelled bath with monobloc hot and cold mixer tap and wall mounted electric shower. Low level WC, wash hand basin set into a vanity unit with monobloc mixer tap, storage cupboards beneath, mirror, light and shaver point, heated towel rail.

## OUTSIDE

Designed for easy maintenance with shingled area adjoining front window. There is also a paved patio providing direct access to the front door. The property faces an open communal green surrounded by a selection of trees.

## REAR GARDEN

The rear garden is designed for easy maintenance having a paved patio area adjoining the rear of the property with the remainder being mainly shingled and a paved pathway providing access to the rear boundary where there is a large timber shed. The garden is bounded behind both close board and panelled fencing and the rear boundary fence opens to provide access.

## 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 to the traffic lights at Ashley turning left into Ashley Common Road taking the third turning right into Poplar Road then first left into Ashlet 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.

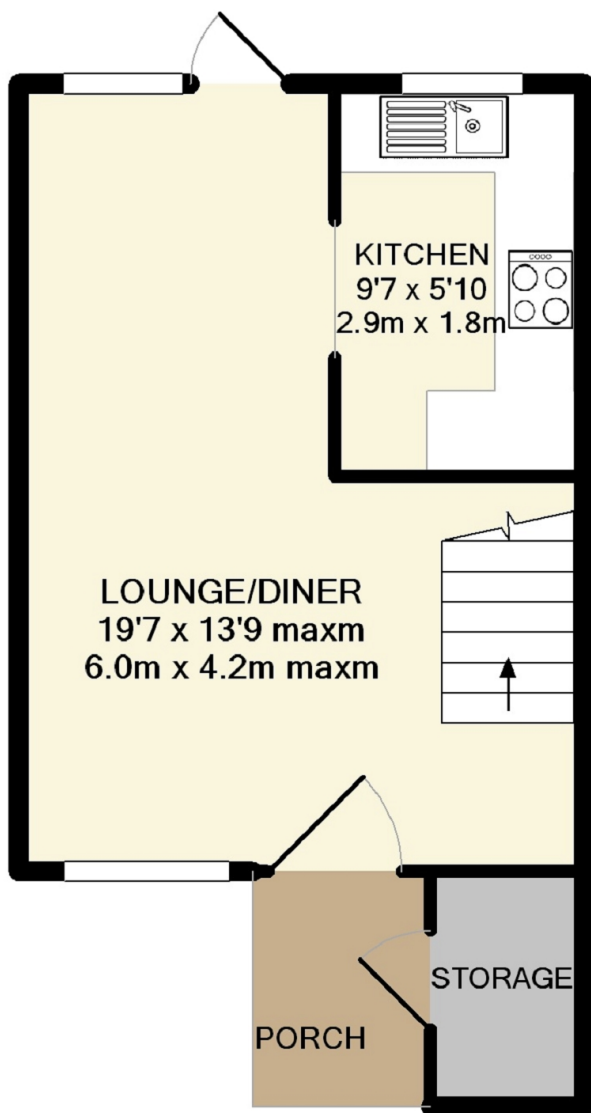
## DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com)The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

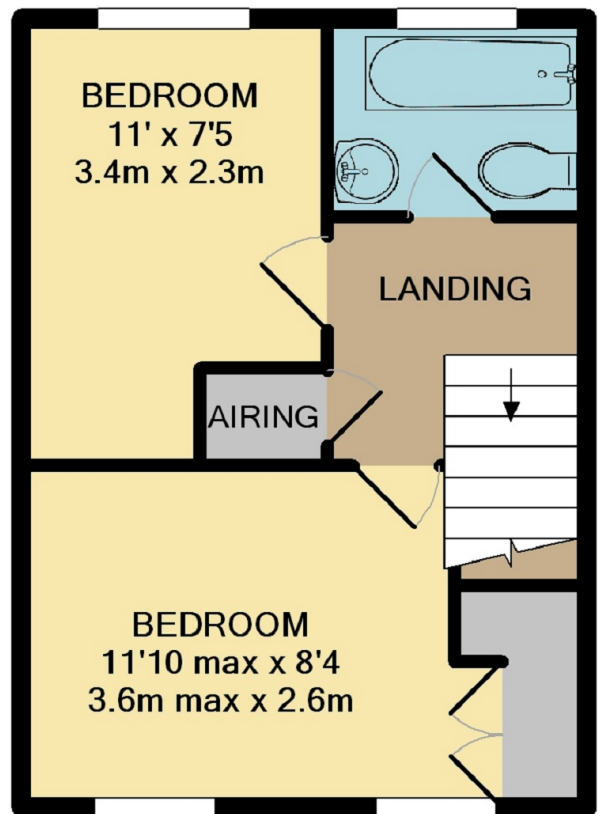
## EPC RATING

The EPC rating for this property is E43





GROUND FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 274 SQ.FT.  
(25.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 SQ.M.)**

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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