



14 Shepherd Close, Highcliffe, Dorset. BH23 5PF

£1,895 Per Calendar Month



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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A well presented three bedroom detached bungalow situated at the end of this quiet and sought after cul-de-sac with a good rear garden, off road parking and integral garage. The property is available immediately.



UPVC opaque double glazed entrance door with clear double glazed window adjacent leads into the:

ENTRANCE PORCH

Ceiling light point, door to the:

ENTRANCE HALLWAY

Opaque glazed door with matching side screen, large storage cupboard with hanging space and shelving, ceiling light point, door leads to the:

LIVING ROOM

5.85 x 3.66
Large UPVC double glazed window to front, UPVC double glazed double doors lead onto the rear garden, focal point electric fireplace set into a stone surround with matching hearth and mantel over, ceiling and wall light points, power points, television point wall mounted panelled radiator. Door to Entrance Hallway.

DINING ROOM

4.0 x 2.73
Large UPVC double glazed window to rear, ceiling light point, power points, wall mounted radiator, door to Inner Hallway.

KITCHEN/BREAKFAST ROOM

3.69 x 3.17
Narrowing to 2.73m. Fitted with a good range of base and wall mounted units in a white high gloss finish with areas of square edged work surface over. Inset four ring Induction hob with stainless steel work surface over and fan assisted oven beneath. Tiled walls and tiled splash back. Inset ceiling spotlights and under cupboard lighting. Space for free standing fridge/freezer. Large cupboard with concertina doors and shelving, additional cupboard for storage and further cupboard housing the Gas fired Worcester boiler. Inset stainless steel sink unit with mixer tap over and drainer adjacent. UPVC double glazed window to side/rear. Door to:

UTILITY ROOM

Space and plumbing for washing machine, ceiling light point, power point, UPVC double glazed window to rear with matching door adjacent and leading onto the rear garden.

GUEST WC

Fitted with a modern white suite comprising low level flush WC and wall hung wash hand basin, fully tiled walls and floor, UPVC opaque double glazed window to rear, ceiling light point.

From the Dining Room a door leads into the:

INNER HALLWAY

Large loft hatch with pull down ladder leading to the roof space, deep storage cupboard with hanging space and shelving, ceiling light point.

BEDROOM ONE

3.63 x 4.0
UPVC double glazed window to rear, fitted wardrobes with hanging space and shelving, ceiling light point, power points, wall mounted radiator.

BEDROOM TWO

3.66 x 3.19
UPVC double glazed window to rear, space for bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.

BEDROOM THREE

2.72 x 2.83
UPVC double glazed window to side, space for bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.

BATHROOM

Fitted with a modern suite comprising panel enclosed bath with Mira Sport shower fittings over and glazed screen adjacent, inset wash hand basin with vanity unit beneath and low level flush WC. Fully tiled walls and floor, inset ceiling spotlights, chrome ladder style towel radiator, UPVC opaque double glazed window to side.

OUTSIDE

The rear garden is a wonderful feature of the property benefitting from a good sized area of paved patio immediately abutting the rear of the property with steps leading down onto a good sized area of lawn. To the side of the property there is a further area of patio leading from the Living Room with access then leading to the:

SUNROOM

Of UPVC double glazed construction under a triple-ply poly-carbonate roof with windows overlooking the patio area and double doors leading onto the same.

THE APPROACH

Laid mainly to tarmac providing off road parking for two/three vehicles and in turn leading to the:



INTEGRAL GARAGE

2.63 x 5.48
Metal up and over door, power and lighting. Wall mounted electric consumer unit and meter and Gas meter.
Pedestrian door to Utility Room.

DIRECTIONAL NOTE

From our office in Highcliffe proceed East turning left at the main traffic lights into Gordon Road. At the end of the road turn left onto Chewton Common Road and follow to the end. At the end turn left onto Braemar Drive and next right onto Thursby Road where Shepherd Close will be found first on the right and the bungalow situated on the left hand side and numbered.

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 PROTECTION

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
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

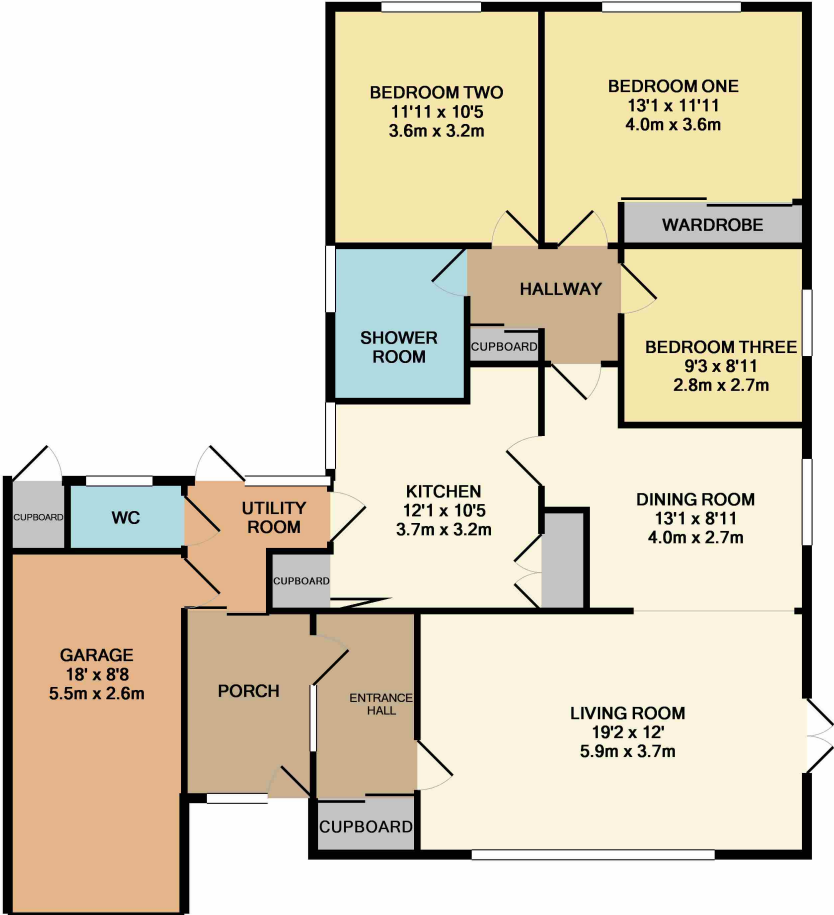
Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

TENURE

The resale tenure for this property is

EPC RATING

The EPC rating for this property is



TOTAL APPROX. FLOOR AREA 1289 SQ.FT. (119.8 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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