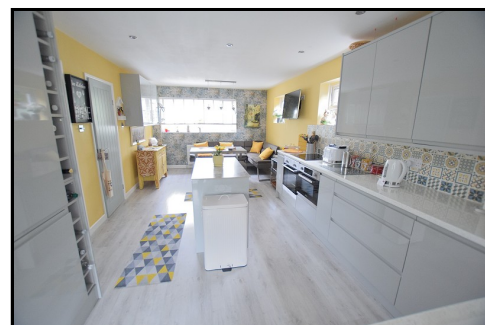




**10 Duncan Road, Ashley, Hampshire. BH25 5AW**

**Guide Price £410,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500







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A beautifully presented and recently refurbished and updated modern three bedroom semi-detached chalet residence located in a private road within walking distance of the local shopping parade. Features of the property include Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Utility/Shower Room, Conservatory, Ground Floor Bedroom, Two further Bedrooms to first floor. Bathroom, off road parking, landscaped gardens, Sole Agents.





## ENTRANCE HALL

Accessed via Composite front door, staircase to first floor landing, smoke detector, panelled radiator, power points, aspect to the front elevation through UPVC double glazed window.

## SITTING ROOM (14' 4" X 13' 8") OR (4.38M X 4.17M)

Aspect to the rear elevation through UPVC double glazed French doors with matching side screens providing both views and access onto rear garden. Smooth finished ceiling, ceiling light points, Two vertical stylish radiators, power points.

## BEDROOM 3/STUDY (10' 8" X 8' 7") OR (3.25M X 2.62M)

Aspect over the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points.

## KITCHEN BREAKFAST ROOM (22' 5" X 11' 5") OR (6.82M X 3.47M)

Aspect to the front and side elevations through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, one and a half bowl single drainer composite sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Fitted stainless steel electric oven with matching Microwave combi to side and four ring induction hob over. Range of eye level storage cupboard, part tiled wall surrounds, integrated dishwasher and recess for full height fridge and separate freezer with housing units and wine store to one side. Double panelled radiator, dining area. Connections for wall mounted television, hanging lighting over dining area. Island with storage cupboards beneath. Eye level storage cupboards and UPVC double glazed doors providing access to Conservatory.

## UTILITY/SHOWER RM

Obscure UPVC double glazed window to rear, smooth finished ceiling, recessed lighting, ceiling light, low level WC, wall hung wash hand basin with monobloc mixer tap and storage beneath. Eye level storage cupboards, part tiled wall surrounds. Double Shower cubicle with thermostatically controlled shower with rain effect shower head and hand held shower attachment. Recess for washing machine and tumble dryer. Heated towel rail and tiled flooring.

## CONSERVATORY (16' 0" X 9' 7") OR (4.87M X 2.92M)

Solid pitched vaulted roof with skylights. UPVC double glazed windows providing views over the garden and bi-fold doors provide access to raised patio and garden beyond. Heated rail, connections for wall hung television, power points.

## LANDING

Smooth finished ceiling, recessed light, smoke detector and hatch to loft area. Storage cupboard.

## BEDROOM 1 (13' 1" X 13' 1") OR (3.99M X 3.99M)

Aspect to both front and rear elevations through UPVC double glazed window and double glazed Velux window. Power points, panelled radiator, connections for wall hung television.

## BEDROOM 2 (11' 0" X 10' 0") OR (3.35M X 3.04M)

Aspect to front and rear elevations through double glazed Velux windows. Panelled radiator and range of power points.

## BATHROOM

Obscure UPVC double glazed window facing rear. Smooth finished ceiling, recessed lighting, extractor fan. Bath with tiled panel, monobloc mixer tap, thermostatically controlled shower unit, part tiled wall surrounds, large wash hand basin with monobloc mixer tap with drawers beneath. Low level WC, additional storage drawers and display top. Heated towel rail.

## OUTSIDE

The front garden is accessed via a five bar gate and has off road parking for 3 - 4 cars on a limestone chipping driveway and the garden is enclosed behind close board fencing. A pathway extends along the side elevation providing access to the rear garden.

## REAR GARDEN

Adjoining the rear of the property is a raised paved patio area with steps leading down to the remainder of the garden which is designed for easy maintenance being mainly laid to shingle with a decking area. The garden is enclosed behind brick walling, close board fencing and stylish modern vertical fencing. There is a large shed/greenhouse with light and power.

## VIEWING ARRANGEMENTS

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

## DIRECTIONAL NOTE

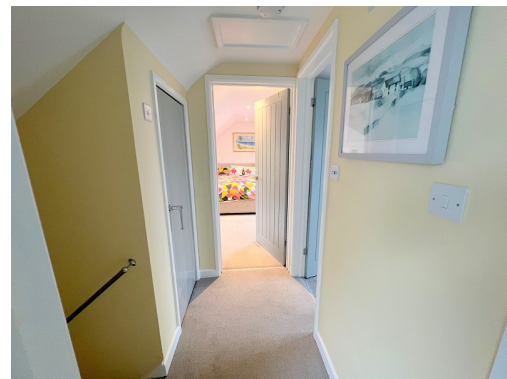
From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and continue until reaching the traffic lights at Ashley. Turn left into Ashley Common Road and then take the second turning right into Duncan Road.

## 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.

## TENURE

The resale tenure for this property is Freehold



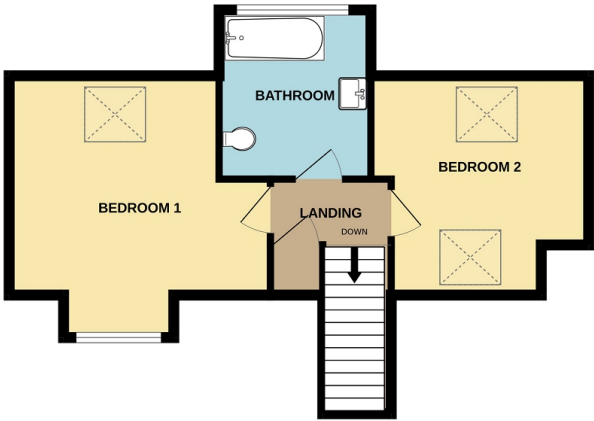
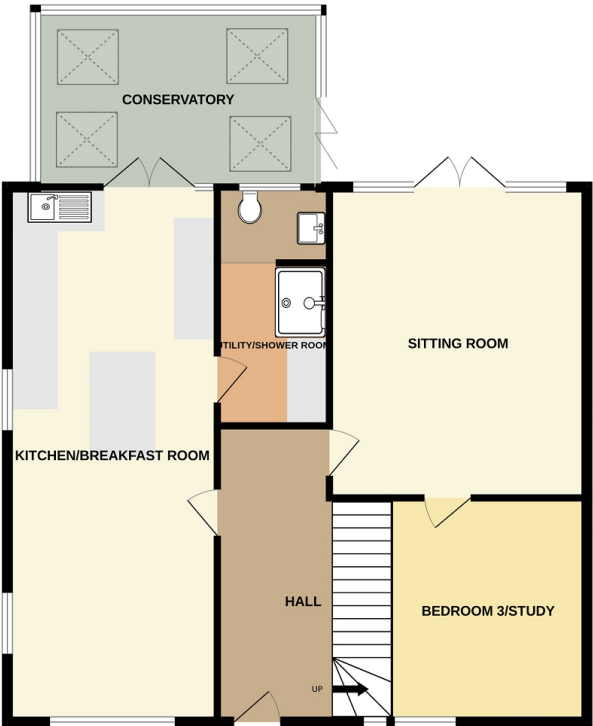
EPC RATING

The EPC rating for this property is C75



GROUND FLOOR  
1050 sq.ft. (97.5 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS  
TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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 & Company Limited  
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
sales@rossnicholas.co.uk

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.