



38 Rodbourne Close, Everton, Hampshire. SO41 0LW

Guide Price £340,000



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





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A two bedroom semi-detached bungalow located in a popular residential area within close proximity of Milford on Sea and Lymington. Features of the property include Entrance Porch, Lounge/Dining Room, Kitchen, Conservatory, Bathroom, En-Suite Shower Room, manageable gardens, detached garage.



ENTRANCE PORCH

Accessed via double glazed front door with matching side screen. Obscure UPVC double glazed windows to sides. Consumer unit, double opening doors to:

LOUNGE/DINER (16' 9" X 12' 0") OR (5.10M X 3.65M)

Aspect to the front elevation through double glazed bay window. Ceiling light, panelled radiator, power points, TV connections for wall hung TV.

KITCHEN (10' 10" X 9' 0") OR (3.30M X 2.75M)

Aspect to the rear elevation through UPVC double glazed windows. Recessed lighting, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath. Fitted electric oven, four ring electric hob and electric fan over. Eye level storage cupboards, part tiled wall surrounds, additional work surface with recess for washing machine and dishwasher, recess for American style fridge/freezer, double opening airing cupboard with pre-lagged hot water cylinder, tiled flooring, open way through to:



CONSERVATORY (14' 1" X 9' 0") OR (4.30M X 2.75M)

Blue tint glass windows, UPVC double glazed windows to rear with central double opening French doors leading to rear garden. Panelled radiator, power points, TV aerial point.

BEDROOM 1 (11' 6" X 10' 10") OR (3.50M X 3.30M)

Aspect to the rear and side elevations through UPVC double glazed windows. Ceiling light, panelled radiator, power points, range of fitted wardrobes comprising three double units and one single unit with hanging rails and shelving and central drawers. Door providing access to:

EN SUITE

Obscure UPVC double glazed window to rear. Ceiling light, corner bath unit with monobloc mixer tap and shower attachment. Wash hand basin with monobloc mixer tap with large mirror over, lighting and storage cupboard, heated towel rail, tiled flooring.

BEDROOM 2 (9' 10" X 8' 6") OR (3.00M X 2.60M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points.



SHOWER ROOM

Obscure UPVC double glazed window to side. Ceiling light, part tiled wall surrounds, shower cubicle with electric shower, heated towel rail, wash hand basin with monobloc mixer tap, storage cupboards beneath and to side, wall mounted mirror with light and tiled flooring.

OUTSIDE

To the front elevation there is a central paved pathway providing access to the front door with the remainder of the gardens being mostly laid to lawn. The property benefits from an additional two parking spaces. Gate provides access along the side elevation, there is an additional access into:

GARAGE (17' 7" X 8' 6") OR (5.35M X 2.60M)

Power and light.

REAR GARDEN

The garden is designed for easy maintenance being mainly paved with a decking area adjoining the rear boundary. The garden is enclosed behind close board fencing.

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 proceed down the road until reaching the junction with Lymington Road. Turn left and follow the road until reaching Everton. Pass Everton Nurseries on the left and then turn left into Everton Road. After a short while Farmers Walk will be found on the left then first left into Rodbourne Close.

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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is B81

GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.

While 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 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.