



**5 The Noel, Waterford Road, Ashley,
New Milton, Hampshire, BH25 5BH**



BUNGALOW WITH GARAGE AND GARDENS!
We are pleased to offer this well presented two bedroom semi-detached bungalow with garage and gardens, and viewing recommended.

Price....£280,000

- Two Bedrooms
- Kitchen/Breakfast Room
- Living Room
- Bathroom
- Conservatory
- Gardens
- Garage
- Freehold

ENTRANCE VESTIBLE: Further door to:

LIVING ROOM: 19'6" narrowing to 16'9" x 10'0" Max (5.94m narrowing to 5.11m x 3.05m Max) Bay window to front, radiator, power points, feature fireplace, ceiling light point, window to side, door to inner hall. Door to:

KITCHEN/BREAKFAST ROOM: 11'9" x 7'0" (3.58m x 2.13m) Modern range of base cupboard with drawer units with work surfaces over and further wall mounted cupboards, power points, part tiled walls, radiator, breakfast bar, airing cupboard housing gas boiler, ceiling light point, space for fridge, space for washing machine, sink unit, integrated oven, hob and hood. Window and door to:

CONSERVATORY: 15'9" x 5'7" (4.80m x 1.70m) Overlooking the rear garden with radiator, power and light.

BEDROOM ONE: 12'5" x 10'4" (3.78m x 3.15m) Window to conservatory, power points, fitted wardrobe, radiator, ceiling light point.

BEDROOM TWO: 9'6" x 7'4" (2.90m x 2.24m) Window to front, radiator, power points, ceiling light point.

BATHROOM: WC, wash hand basin, bath with shower over, fully tiled walls, radiator, extractor fan, ceiling light point.

OUTSIDE: Behind the rear garden is an useful area for off road parking and close to this is the single GARAGE.

FRONT: To the front of the bungalow is an area of garden that has been mainly gravelled for relative 'ease of maintenance'.

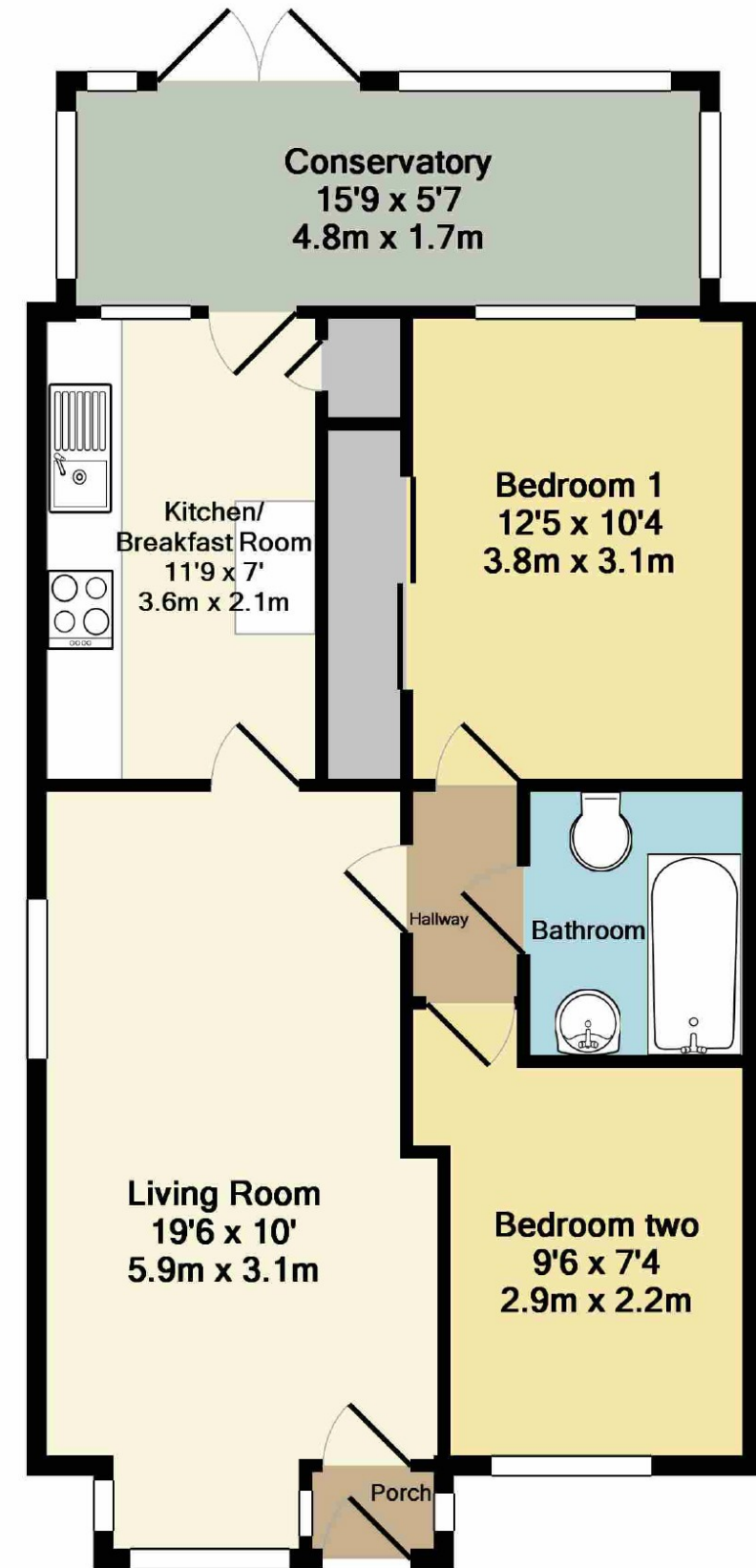
REAR: The rear garden comprises a lawned area and there is also a small shed.

EPC RATING: D

APPROX FLOOR AREA: 538 sq ft (50 sq m)

DIRECTIONS: From our office bear right into Old Milton Road and go straight across at the traffic lights into Ashley Road, go straight across the next set of traffic lights, continue for some distance before taking a left into Oak Road then second right into Waterford Road where the property can be found on the left hand side.

IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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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