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22 VETCH CLOSE, HIGHCLIFFE BH23 4LU PRICE £254,995 FREEHOLD

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An attractive one-bedroom cluster home located on the ever popular Hoburne Farm

22 Vetch Close, Highcliffe BH23 4LU
Price £254,995 Freehold

01425 270055
Highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Description:

An attractive one-bedroom cluster home located on the ever popular Hoburne Farm Estate benefiting from its own garden and a garage.

Upon entering the hallway, the property is noticeably bright with the landing window flooding daylight to the hallway and landing. There is a useful understairs cupboard below the turning staircase.

The living room is a good size with window overlooking the garden. The kitchen is found off the living room, fitted with modern white units with integrated cooking appliances and sink.

Upstairs is the double bedroom with a large range of fitted wardrobes. The bathroom is partially tiled, fitted with a modern white suite, including a P shape bath with shower over.

On the landing is a utility cupboard, with space and plumbing for a washing machine and houses the gas fired central heating boiler.

Outside, the garden is predominantly laid to lawn with a small area of patio, enclosed partially by timber fencing and there is a further external storage cupboard. The single garage is in a nearby block.

The property's offered with no forward chain

Summary:

- One bedroom cluster home
- Fitted kitchen with integrated appliances
- Living room
- Bathroom
- Garden with small patio area
- Single garage in a block
- BCP Council Tax Band B
- Offered with no forward chain

Useful Information

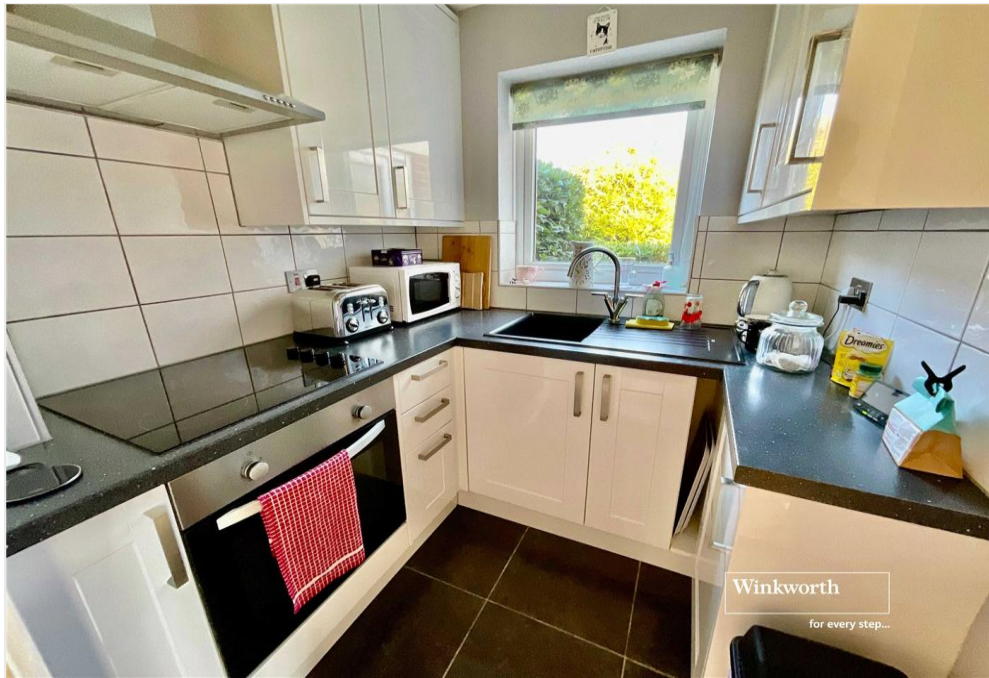
Services – Mains Gas, Mains Electric, Mains Water & Drainage

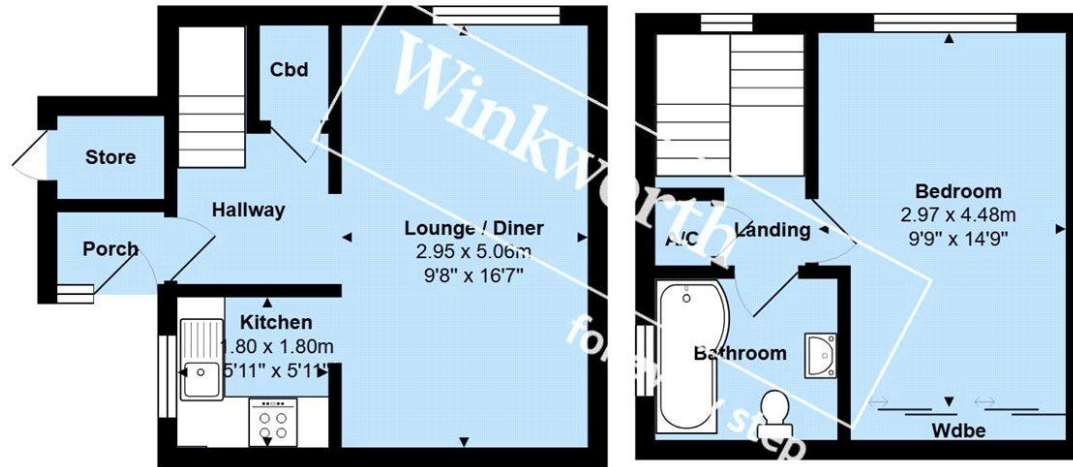
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability





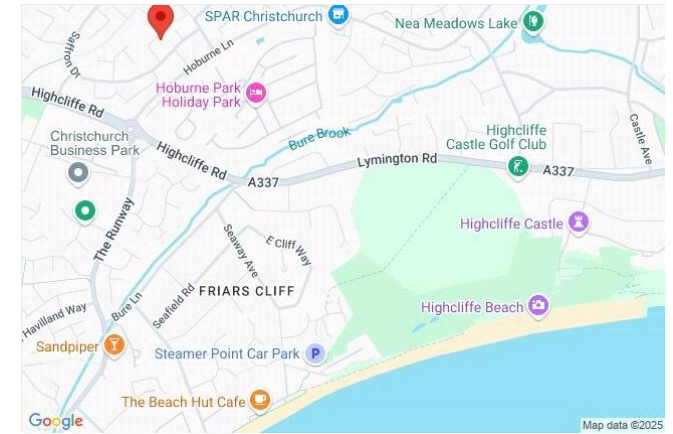
Ground Floor

First Floor



Total Area: 51.9 m² ... 558 ft²

All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk



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