



Harrison
SALES & LETTINGS



18 Larch Close, Hordle, SO41 0GX
£1,450 Per Calendar Month

HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A Terraced Home in the Village Of Hordle. The accommodation comprises Lounge, Kitchen Breakfast Room. Three Bedrooms and Bathroom. The property benefits from Gas Central Heating and Upvc Double Glazing, Enclosed Rear Garden and a Garage in a Block. Available Now To View Now.

FRONT

Open plan front garden laid to lawn, open and covered porch to the front door.

RECEPTION HALL



Upvc obscure double glazed door with fixed side panel into the hallway. Textured ceiling with light, double panel radiator and power point. Under stairs storage cupboard and staircase to the first floor.

LOUNGE 15'7" x 11'1" (4.76 x 3.37)



Textured and coved ceiling with light. Upvc double glazed window to the front elevation, double panel radiator. Television, satellite, telephone and power points. Tiled fireplace with matching hearth.

KITCHEN DINING ROOM 17'11" x 8'5" (5.46 x 2.57)



Plain plastered ceiling with down lighters. Upvc double glazed window and obscure glazed door to the garden. Matching modern base and wall units with heat resistant roll edge work surfaces and tiled splashbacks. Space for gas or electric cooker, space and plumbing for a washing machine. Single bowl, single drainer stainless steel sink with monobloc mixer tap, power points and laminate wood flooring. continuing into the dining area.

DINING AREA

Double panel radiator matching base and wall units a mixture of cupboards and drawers with heat resistant roll edge work surfaces and tiled splashbacks. Space for a table and chairs. Upvc double glazed window to the rear elevation overlooking the garden.

FIRST FLOOR LANDING

Textured ceiling with light, hatch to the loft void.

BEDROOM 1 12'8" x 11'1" (3.86 x 3.38)



Textured ceiling with light Upvc double glazed window to the front elevation, radiator, power points and cupboard housing the combination gas central heating boiler.

BEDROOM 2 11'7" x 11'1" (3.54 x 3.38)



Textured ceiling light. Upvc double glazed window to the rear elevation, radiator and power points.

BEDROOM 3 6'8" x 6'6" (2.04 x 1.98)



Textured ceiling with light. Upvc double glazed window to the front elevation, power points and radiator.

BATHROOM 6'6" x 6'4" (1.98 x 1.93)



Textured ceiling with light. Upvc obscure double

glazed window to the rear elevation and comprising bath with mixer tap and thermostatic valve shower attachment, ladder style towel radiator. Close coupled wc and a wash hand basin set within a vanity unit. Full tiling to the bath area and part tiling to the remaining walls.

REAR GARDEN



Rear garden enclosed with timber panelled fencing and laid to lawn with patio. Hard standing for a shed and pedestrian gate out to the rear and garage. I

GARAGE

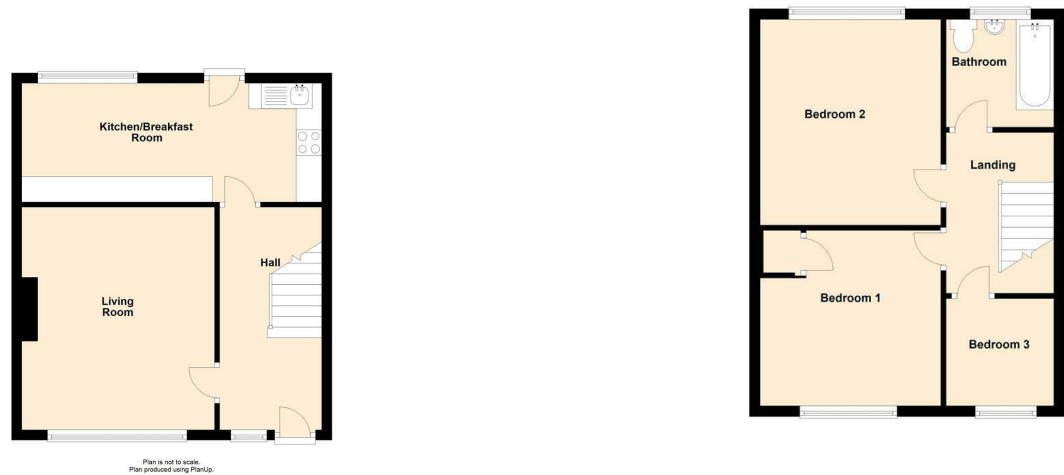
garage is located to the rear of the property in a block.

NOTES FOR TENANTS

All tenants will be formally referenced which will include income, credit and employment. The outcome of the references will determine whether the landlords will proceed with the tenancy. Please contact our office for further details 01425 610016 Harrison Estate Agents Ltd employ Regent Residential Lettings Ltd to deal with all lettings administration and finance. Full details of fees are available on our website www.harrisonestateagents.com

Floor Plan

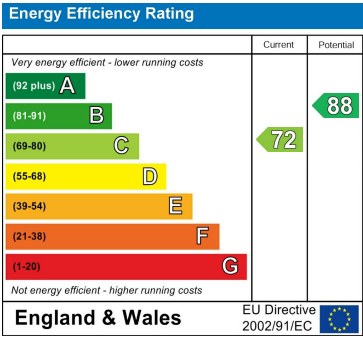
This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.



Area Map



Energy Efficiency Graph



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