



**Harrison**  
SALES & LETTINGS



**7 Elvin Close, Hordle, SO41 0GY**  
**£1,400 Per Calendar Month**

EMAIL ENQUIRIES PLEASE. HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A Hordle Terraced House. Cul De Sac Location close to Local Shops and School. The accommodation comprises Lounge Dining Room. Modern Kitchen. Three Bedrooms and Family Bathroom. Gas Central Heating and Upvc Double Glazing. Enclosed Rear Garden, Garage In A Block Nearby. Available Now for Viewing.

## FRONT

Open plan front garden laid to lawn with flower borders. Open covered porch and Upvc door to the hallway.

## ENTRANCE HALL

Textured and coved ceiling with light. Radiator and power points. Stairs to first floor. Understairs cupboard and tiled flooring.

## LOUNGE DINING ROOM 24'8" x 11'2" (7.51 x 3.40)



Textured and coved ceiling with lights. Upvc double glazed window to the front elevation. Electric fire, television and power points.

## DINING AREA



Double doors to the garden.

## KITCHEN 9'1" x 8'11" (2.77 x 2.72)



Textured and coved ceiling with light. Upvc double glazed door and window to the garden. Modern matching base and wall units a mixture of cupboards and drawers with heat resistant work surfaces and tiled splashbacks. Fitted oven and hob with extractor unit. Single bowl single drainer sink with monobloc mixer tap. Space and plumbing for washing machine and tumble dryer. Integral fridge freezer. Tiled flooring and power points.

## FIRST FLOOR LANDING

Hatch to loft void.

## BEDROOM 1 12'8" x 11'2" (3.87 x 3.40)



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

## BEDROOM 2

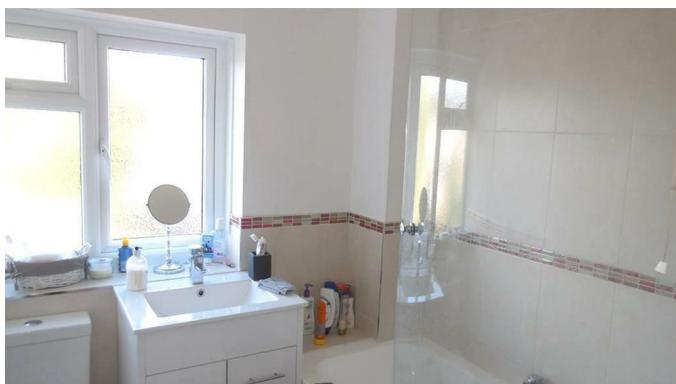


Textured and coved ceiling with light. Upvc double glazed window to the rear elevation. Radiator and power points.

## BEDROOM 3 8'2" x 7'1" (2.50 x 2.15)

Plain plastered and coved ceiling with light. Upvc double glazed window to the rear elevation. double storage cupboard.

## BATHROOM 9'1" x 8'11" (2.76 x 2.72)



Plain plastered and coved ceiling with light. Obscure Upvc double glazed window to the rear elevation. Modern suite comprising shower bath with screen, close coupled wc and wash hand basin set within a vanity unit.

## REAR GARDEN



Enclosed rear garden with gate. Decking and patio.

## GARAGE

Located in a block nearby.

## NOTES FOR TENANTS

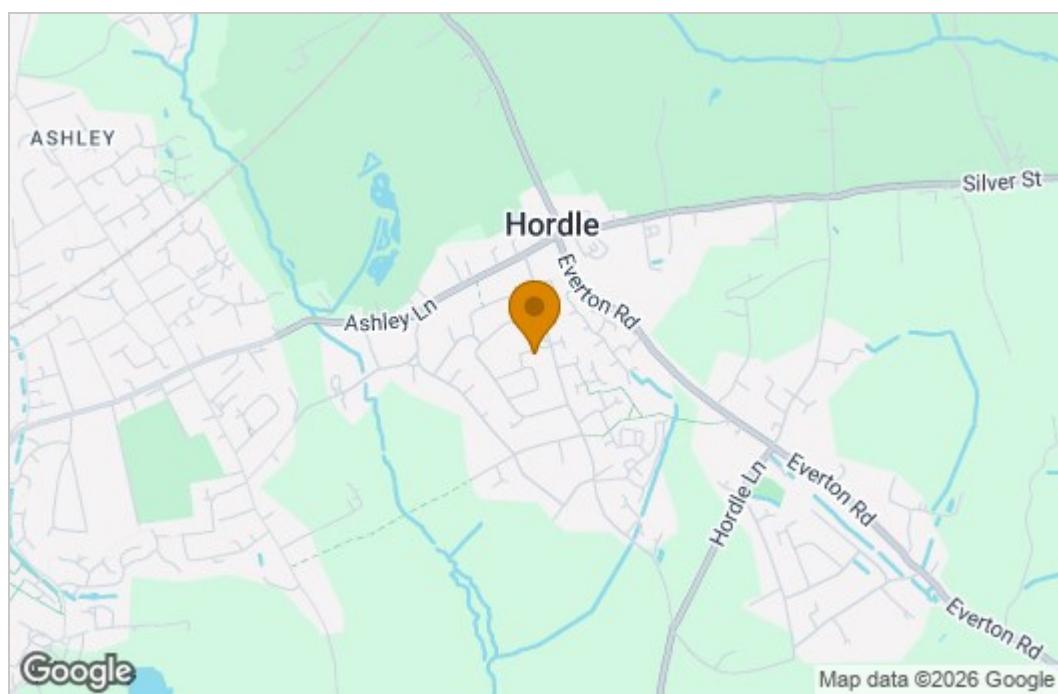
All tenants will be formally referenced which will include income, credit and employment. The outcome of the references will determine whether the landlords will proceed with the tenancy. Please contact our office for further details 01425 610016 Harrison Estate Agents Ltd employ Regent Residential Lettings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

## Floor Plan

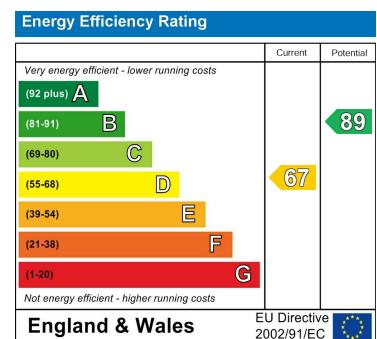
This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.



## Area Map



## Energy Efficiency Graph



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