



**Connells**

Nelson Close  
New Milton



# Nelson Close New Milton BH25 5LU

for sale offers in excess of  
**£230,000**



## Property Description

Connells Southbourne are pleased to offer this three-bedroom mid terrace house located within a quiet residential close which is situated within easy reach of New Milton town centre. The accommodation comprises three good sized bedrooms, sitting/dining room, separate kitchen, bathroom and enclosed private rear garden. The property could do with aspects of refurbishment which makes it perfect for those wishing to create their own unique home in a sought-after location.

New Milton is a popular market town in Hampshire and has a long high street with mainly 20th century architecture. The town is equidistant between Lymington town centre and Christchurch town centres, 6 miles (10 km) away. The town holds a market every Wednesday and has a theatre, two large community centres, large sports centre and football club. The Cliff Tops at Barton On Sea can be reached in 1.6 miles. New Milton Railway is within 1 mile.

## Approach

Pathway extends the length of the garden, leading to the front of the property. The remainder of the front garden is planted with a wide variety of mature plants and shrubs.

Double glazed door into the;

## Entrance Hall

Stairs to first floor landing. Under stairs storage area.

## Sitting / Dining Room

21' 6" x 12' 6" ( 6.55m x 3.81m )

Double aspect to the front and rear. TV Point. Two radiators. Door into;

## Kitchen

11' 4" x 8' 8" ( 3.45m x 2.64m )

Double glazed window to rear aspect. Double glazed door allowing access to the rear garden. Kitchen fitted with a range of wall and base mounted storage units. Inset stainless steel sink and drainer unit. Space for electric cooker. Space and plumbing for washing machine. Space for freestanding fridge freezer. Wall mounted gas central heating boiler. Part tiled walls.

## First Floor Landing

Access to loft via loft hatch. Doors to bedrooms.

## Bedroom One

13' Max x 11' 3" Max ( 3.96m Max x 3.43m Max )  
Double glazed window to rear aspect. Radiator.

## Bedroom Two

8' 9" x 8' 6" ( 2.67m x 2.59m )  
Double glazed window to front aspect. Radiator.

## Bedroom Three

10' 2" x 8' 6" ( 3.10m x 2.59m )

Double glazed window to front aspect. Radiator.



## Bathroom

Obscure glazed window to rear aspect. Panel enclosed bath with power shower over. Pedestal hand wash basin. Part tiled walls.

## Cloakroom

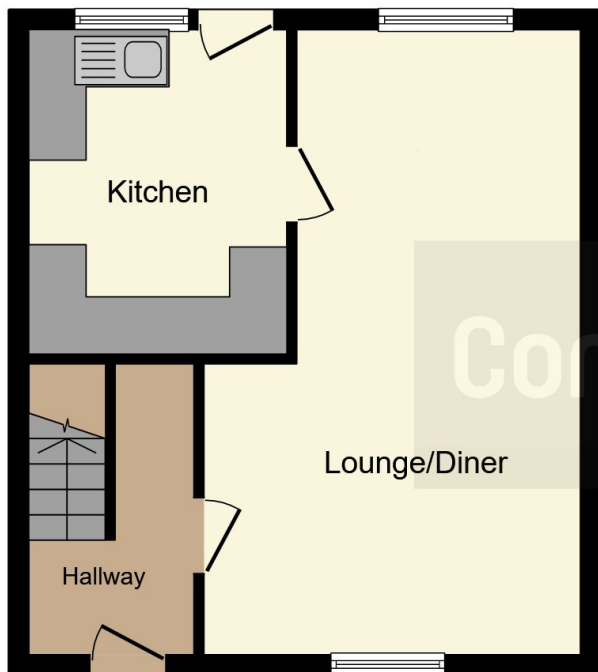
Obscure glazed window, Low level WC.

## Rear Garden

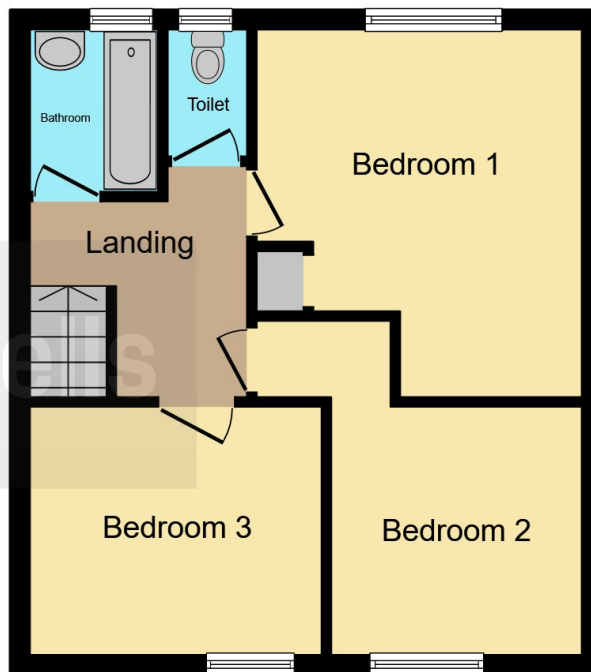
South facing rear garden enclosed on all sides with a pedestrian gate giving access to the rear footpath. There is a raised decked area in the far corner, which is ideal for al fresco dining. The rest is laid to paving. Planted with mature shrubs and fruit trees.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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