



13 Waverley Road, New Milton, Hampshire, BH25 6PQ.

Guide Price £625,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A three bedroom detached chalet residence located in the heart of New Milton Town Centre and set on a larger than average plot enjoying a South facing rear garden. Features of the property include Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen, Utility Room, Ground floor Bedroom/Reception Room, Ground Floor Shower Room, Two double Bedrooms to first floor. Main Bathroom, gas fired central heating, driveway offering parking for numerous cars, boat/caravan subject to size. Garage, South facing Rear Garden. Vacant possession, Sole Agents.



HALLWAY

Accessed via double glazed front door with matching side screen. Staircase to first floor landing, panelled radiator, under stairs cloaks cupboard, airing cupboard housing pre-lagged hot water cylinder with immersion heater, thermostat.

SITTING ROOM (16' 11" X 11' 5") OR (5.16M X 3.47M)

Aspect to the front elevation through UPVC double glazed windows. Coved ceiling, ceiling light point, two wall light points, power points, panelled radiator, electric flame effect fire with stone surround, hearth and wooden mantel. Open way through to:

DINING ROOM (9' 11" X 9' 11") OR (3.02M X 3.01M)

Coved ceiling, ceiling light point, panelled radiator, power points, sliding double glazed doors providing access to:

CONSERVATORY (11' 5" X 8' 9") OR (3.48M X 2.66M)

Polycarbonate roof of UPVC double glazed construction with UPVC double glazed French doors leading to garden. Tiled flooring, panelled radiator, under floor heating.

KITCHEN (10' 9" X 9' 11") OR (3.28M X 3.02M)

Aspect to the rear elevation through UPVC double glazed windows. Coved ceiling, ceiling light, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Fitted Bosch electric double oven with storage above and beneath. Four ring gas hob, breakfast bar, additional work surface with storage cupboards beneath, eye level storage, part tiled wall surrounds, openway through to:

UTILITY ROOM (8' 1" X 8' 0") OR (2.46M X 2.44M)

Aspect to the rear elevation through UPVC double glazed windows. Coved ceiling, ceiling light point, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface with recess for dishwasher and washing machine. Ideal Mexico gas fired boiler with programmer and time clock. Space for upright fridge/freezer, panelled radiator, double glazed door providing access onto side elevation. Consumer unit, eye level storage cupboard.

BEDROOM 3/RECEPTION ROOM (12' 7" X 11' 5") OR (3.84M X 3.47M)

Aspect to the front elevation through UPVC double glazed windows. Coved ceiling, ceiling light point, panelled radiator, power points, electric flame effect fire set into a stone surround, hearth and mantel.

SHOWER ROOM

Obscure UPVC double glazed window to side, coved ceiling, ceiling light point, fully tiled wall surrounds, low level WC, wash hand basin with cupboards beneath and wall mounted mirror, shower unit with thermostatically controlled shower, tiled flooring, panelled radiator.

FIRST FLOOR LANDING

Coved ceiling, ceiling light point, power point.

BEDROOM 1 (13' 9" X 11' 4") OR (4.20M X 3.45M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, one double and one single wardrobe unit with additional wardrobes comprising two double and one single with hanging rails and shelving. Hatch to loft area.

BEDROOM 2 (13' 9" X 11' 5") OR (4.20M X 3.47M)

Aspect to the front elevation through UPVC double glazed window. Coved ceiling, ceiling light, panelled radiator, power points, range of fitted wardrobes comprising two double and one single unit with hanging rails and shelving.

BATHROOM

Obscure UPVC double glazed window to rear. Coved ceiling, ceiling light, tiled panelled bath unit with monobloc mixer tap and shower attachment, low level WC. Wash hand basin, mirror fronted medicine cabinet, shaver point, panelled radiator.

OUTSIDE

The gardens are one of the main features of the property with the front garden being mostly laid to lawn with a selection of shrub and flower beds. A brick wall and wrought iron railings are located to the front boundary with panelled fencing to the side. A driveway provides ample off road parking for a number of cars and boat/caravan subject to side. There is a turning area and the driveway continues along the side area providing additional parking and access to the detached garage.

DETACHED GARAGE

Up and over door, power and light, door onto:

REAR GARDEN

Adjoining the rear of the property there is a paved patio area with outside water tap and the remainder of the garden is mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind close board fencing and there is a Summerhouse located to the rear boundary.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our office in Old Milton Road turn right at the traffic lights then second left into Waverley Road.



PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

The resale tenure for this property is Freehold.

COUNCIL TAX

The council tax for this property is band E.

EPC RATING

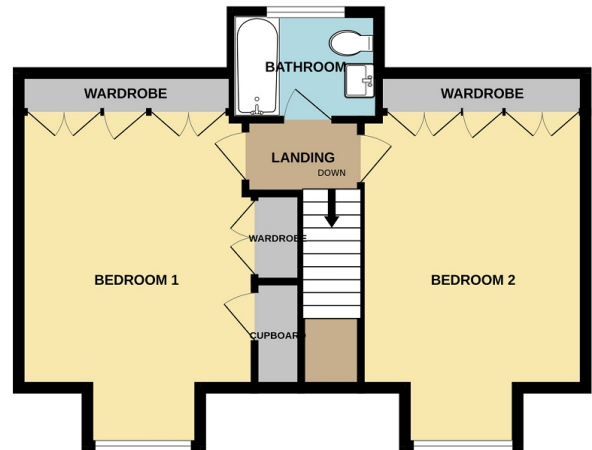
The EPC rating for this property is D62.



GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



FLOOR PLAN CREATED BY ROSS NICHOLAS

TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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01425 625 500
sales@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.