



**12 Warwick Avenue, New Milton, Hampshire, BH25 6AH.**

**£1,480 Monthly**



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







**12 Warwick Avenue, New Milton, Hampshire, BH25 6AH.**  
**£1,480 Monthly**

A spacious Three/Four Bedroom Mid-Terrace House located a short walk from New Milton Town Centre. The property benefits from a ground floor Bedroom/ Study, ground floor Cloakroom, Lounge/Diner and three good size first floor Bedrooms. Available early/mid May 2024.



## ENTRANCE

Provides access to UPVC double glazed door with matching side screens, smooth finished ceiling, ceiling light, double panelled radiator, power point, digital central heating thermostat, staircase to first floor landing, under stairs storage cupboard which also houses gas meter, electric meter and fuse box. Door leads to:

## LIVING/DINING ROOM (22' 0" X 10' 8") OR (6.71M X 3.25M)

6.71m x 3.25m

Smooth finished ceiling, two ceiling light points. Triple aspect room with double glazed windows facing front, side and rear. Two double panelled radiators, power points, TV aerial point and sliding door provides access to:

## KITCHEN (10' 3" X 8' 5") OR (3.13M X 2.56M)

Ceiling strip light, UPVC double glazed window overlooking rear garden aspect. Comprehensive range of eye level and floor mounted kitchen units in white matt finish with laminated roll top surface above. One and a half bowl sink unit in white with single drainer with swan necked mixer tap. Floor standing Belling electric cooker, floor standing Bosch washing machine, recess for fridge/freezer, tiled splash backs, power points, cooker point, built-in shelved broom cupboard, additional storage cupboard with fitted shelf above, Vinyl cushion flooring, return door to hallway, rear door provides access to rear Porch with UPVC double glazed door leading to rear garden.

## STUDY/GROUND FLOOR BEDROOM (9' 10" X 6' 6") OR (2.99M X 1.98M)

Smooth finished ceiling, ceiling light point, dual aspect room with double glazed windows facing front and side aspects. Radiator, telephone point, power points.

## WC (6' 7" X 2' 11") OR (2.01M X 0.90M)

Ceiling light, opaque glazed window to rear aspect. Low level WC.

## FIRST FLOOR LANDING (8' 11" X 5' 1") OR (2.71M X 1.55M)

Ceiling light, smoke detector, access to loft via roof hatch, Honeywell central heating programmer, door provides access to airing cupboard which also houses Worcester 24CDI gas fired central heating boiler with slatted shelving above.

## BEDROOM 1 (13' 4" X 9' 8") OR (4.07M X 2.95M)

Smooth finished ceiling, ceiling light point, two sets of double glazed windows facing front and side aspects with modern style radiator beneath. Power points, double opening doors provide access to built-in storage wardrobe with power point within and fitted shelving with additional storage cupboard above.

## BEDROOM 2 (12' 8" X 10' 10") OR (3.85M X 3.31M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath, power points.

## BEDROOM 3 (9' 3" X 8' 5") OR (2.81M X 2.57M)

'L' shaped room with smooth finished ceiling, ceiling light point, two sets of double glazed windows facing rear and side aspects. Power points.

## WALK IN CUPBOARD (6' 3" X 2' 11") OR (1.90M X 0.90M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect, low level WC.

## SHOWER ROOM (8' 5" X 5' 11") OR (2.57M X 1.81M)

Smooth finished ceiling, ceiling light, UPVC double glazed window facing rear aspect. Full size shower cubicle with glazed shower screen to one side with wall mounted Mira Combi-Flow shower mixer with adjustable shower attachment to one side. Tiling to full height in shower cubicle, half height to remainder of bathroom. Pedestal wash hand basin in chrome finish.

## OUTSIDE

Concrete path provides pedestrian access to the front door with lawned gardens to either side with shrub border adjoining the property. Concrete patio adjoins the rear of the property with path leading to rear gate. The garden is enclosed by brick walling or fencing.

## DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the Town Centre traffic lights turning left and continue until reaching Osborne Road on the right and take the 5th turning right into Warwick Avenue.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com) The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

## 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.



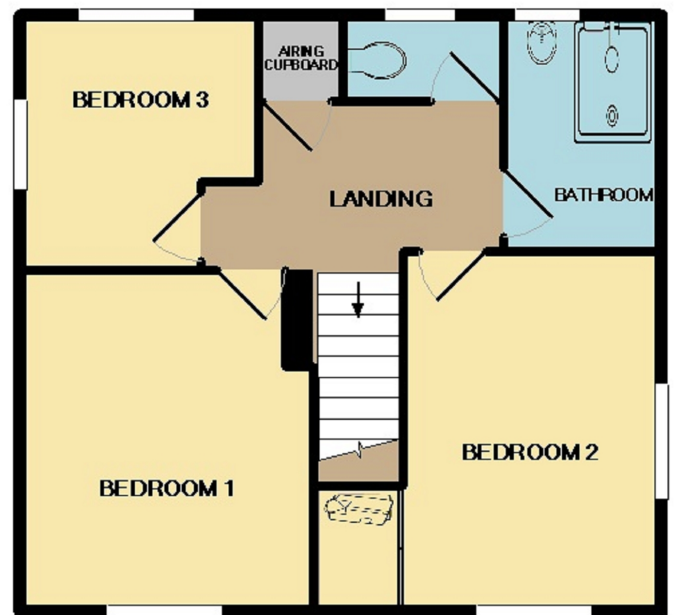


## EPC RATING

The EPC rating for this property is D64



GROUND FLOOR  
APPROX. FLOOR  
AREA 552 SQ.FT.  
(51.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 523 SQ.FT.  
(48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1075 SQ. FT. (99.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.