



3 Wilverley Mews, 104 Old Milton Road, New Milton, Hampshire. BH25 6EB

£1,350 Monthly



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





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A two bedroom recently built house situated in a convenient location for schools, shops and transport. The property benefits from a Lounge/Diner, fitted kitchen, ground floor cloakroom, two first floor bedrooms, bathroom, views over sports grounds, one off road parking bay, gardens.



ENTRANCE PORCH

Undercover front Entrance Porch with light, composite double glazed door provides access to:

KITCHEN (10' 9" X 9' 8") OR (3.27M X 2.95M)

Smooth finished ceiling, numerous LED downlights, heat detector, comprehensive range of light grey wood grain effect units with laminated work surfaces with fitted four ring ceramic hob with concealed extractor above with glass splash back with fan assisted oven and grill beneath in a stainless steel finish. Space and plumbing for automatic washing machine, integrated fridge and freezer, one and a half stainless steel sink unit with single drainer and swan necked mixer tap. Eye level cupboard provides access to the Ideal combination gas fired central heating boiler with CO detector to one side. Under unit lighting, fitted upstands to work tops, power points, wood plank effect strip flooring, UPVC double glazed window facing front aspect overlooking front garden and flower bed with fitted blind. Double panelled radiator with independent thermostat, door to cloakroom, half turn staircase to first floor landing, digital wall mounted central heating thermostat and room continues to provide access to:

SITTING ROOM/DINING ROOM (14' 9" X 14' 2") OR (4.49M X 4.31M)

Open plan Sitting/Diner with numerous LED downlights, continuation of smooth finished ceiling, power points including TV aerial point and data connection point also telephone point. Continuation of wood strip flooring, double opening French doors to patio and rear garden with views of the rugby fields part of the Arnwood School to the rear. Two double glazed openers. Door provides access to deep under stairs storage cupboard with automatic light. Access to BT Openreach data points for the property, power points.

CLOAKROOM (6' 5" X 3' 1") OR (1.96M X 0.94M)

Two ceiling LED downlights, UPVC double glazed window facing front aspect, tiling to half height. Low level WC with push button flush, heated chrome effect towel rail, pedestal wash hand basin with pop-up waste with monobloc mixer tap, wall mounted mirror, toilet roll holder.

FIRST FLOOR LANDING (5' 7" X 3' 9") OR (1.69M X 1.15M)

Mains voltage smoke detector, two ceiling downlights, power point, door to:

BEDROOM 1 (14' 2" X 9' 6") OR (4.31M X 2.90M)

Smooth finished ceiling, LED downlight, UPVC double glazed window overlooking rear garden and Arnwood School sports ground. Radiator beneath with independent thermostat, power points, TV aerial point, data connection point, door provides access to storage cupboard, access to loft via roof hatch. Fitted blind.

BEDROOM 2 (14' 2" X 8' 5") OR (4.31M X 2.57M)

Smooth finished ceiling, four ceiling downlights, UPVC double glazed window facing front aspect with fitted blinds. Numerous power points, TV aerial point, radiator with independent thermostat.

BATHROOM (6' 2" X 5' 3") OR (1.87M X 1.59M)

Smooth finished ceiling, two LED downlights, ceiling extractor. White suite comprising panelled enclosed bath with mixer taps with separate shower mixer with shower attachment and overhead rainwater shower with glazed shower screen to one side. Low level WC with push button flush. Pedestal wash hand basin with monobloc mixer tap with pop-up waste. Wall mounted back-lit mirror above. Heated chrome effect towel rail, toilet roll holder, towel hook, Vinyl cushioned flooring, double glazed window facing side aspect.

OUTSIDE

The property benefits from one parking bay and has a small front garden area with rear access. The rear garden benefits from patio adjoining the rear of the property, with the remainder of the garden being laid to lawn. Garden storage shed to one corner. The garden is enclosed by close boarded fencing and benefits from an outside wall light and outside power point.

VIEWING ARRANGEMENTS

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. 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.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until almost reaching the A337. Wilverley Mews will be found on the right almost opposite New Milton Junior School.

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 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.

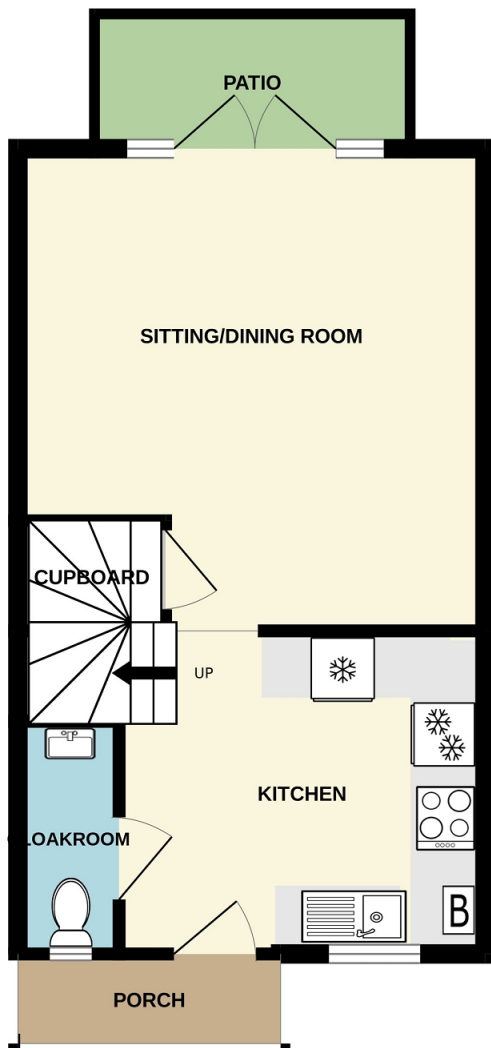
COUNCIL TAX

The council tax for this property is band C

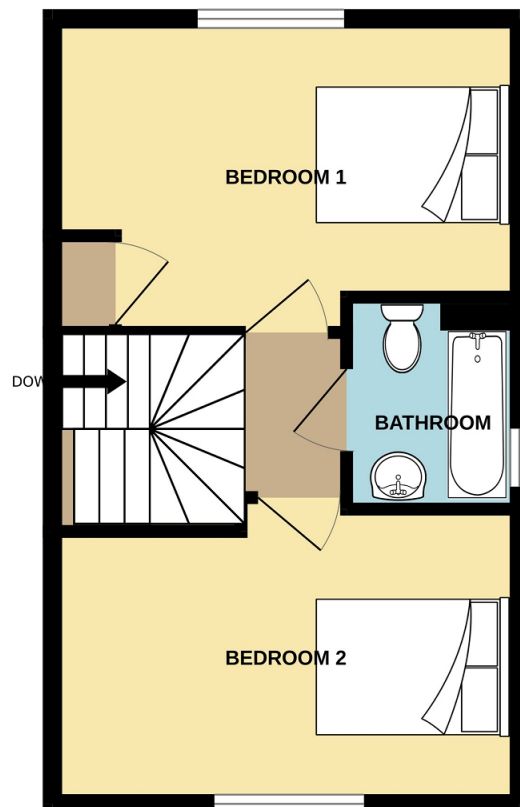
EPC RATING

The EPC rating for this property is B84

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



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TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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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.