



**31 Ashlet Gardens, New Milton, Hampshire. BH25 5YD**

**£950 Monthly**



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

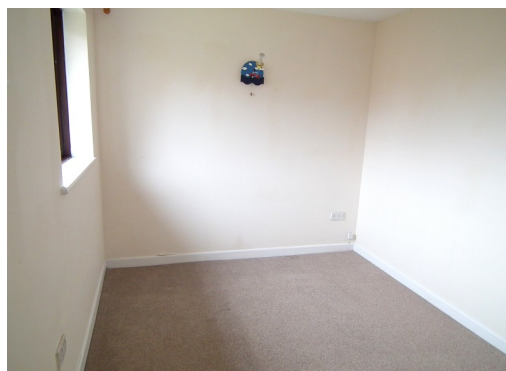




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**£950 Monthly**

A two bedroom unfurnished terrace house to let situated in a popular residential area and offering numerous features including Conservatory and enclosed garden. Available from early to mid August.



## COVERED ENTRANCE

Door leading to:

## LOUNGE/DINER (16' 8" X 13' 2") OR (5.09M X 4.02M)

Aspect onto the front and rear elevations, telephone point, power points.

## KITCHEN (9' 10" X 6' 3") OR (3.00M X 1.90M)

Aspect to the rear elevation, single bowl single drainer sink unit with monobloc mixer tap, work surface with drawers and cupboards beneath. Recesses for electric cooker, three quarter height fridge freezer, washing machine, eye level storage cupboards.

## CONSERVATORY (12' 10" X 8' 6") OR (3.90M X 2.60M)

Glazed sides with double opening French doors providing access onto rear garden. Polycarbonate roof.

## BEDROOM 1 (13' 9" X 8' 6") OR (4.20M X 2.60M)

UPVC double glazed windows onto front elevation overlooking the green, power points, telephone point, single wardrobe.

## BEDROOM 2 (10' 10" X 6' 11") OR (3.30M X 2.10M)

UPVC double glazed window onto rear, electric heater, power points.

## BATHROOM

Window facing rear elevation, part tiled wall surrounds, white suite comprising panelled bath, wash hand basin and low level WC.

## OUTSIDE

The property benefits from an enclosed rear garden which is shingled to provide ease of maintenance and gate providing access to communal pathway.

## VIEWING ARRANGEMENTS

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 cross over at the traffic lights into Ashley Road and proceed until reaching the traffic lights at Ashley. Turn left and continue until reaching Poplar Road on the right, turn into Poplar Road then take the left fork into Ashlet Gardens.

## WEB SITE

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## 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.

## 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).

## COUNCIL TAX

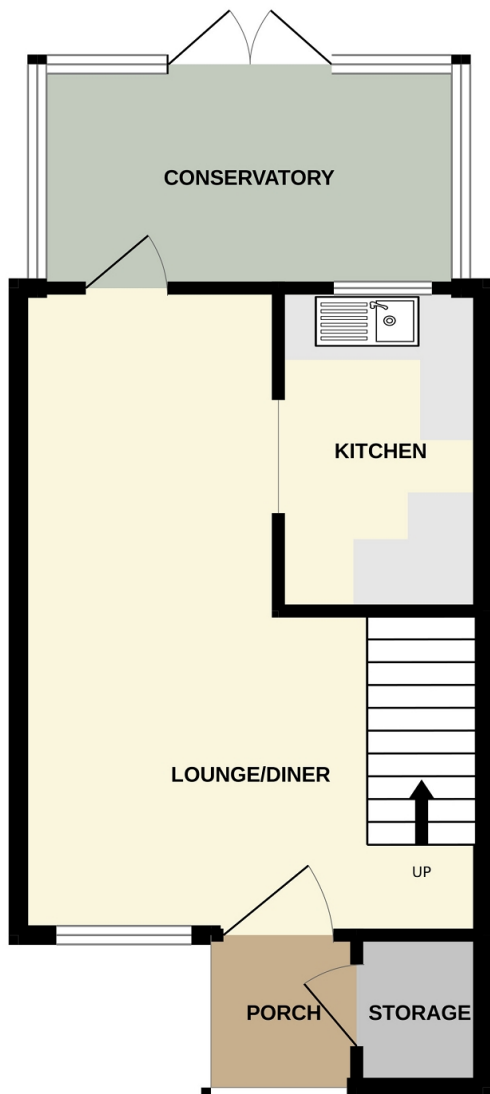
The council tax for this property is band B

## EPC RATING

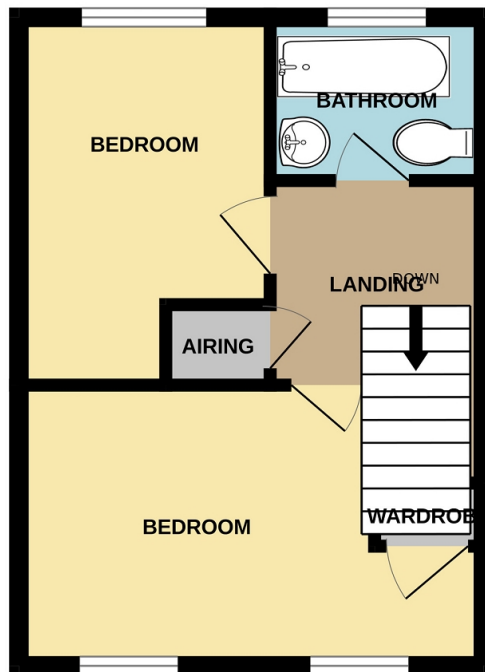
The EPC rating for this property is E52



GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 671 sq.ft. (62.4 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.