



102 Old Milton Road, New Milton, Hampshire. BH25 6EB

£1,795 Monthly



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





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A PET CONSIDERED. A well presented spacious unfurnished three bedroom detached property to let situated in a convenient location for schools and New Milton Town Centre. The property benefits from Sitting Room, Kitchen/Diner, Family room and Utility Room with three first floor bedrooms and enclosed rear garden, two parking spaces.



UNDER COVER ENTRANCE

Provides access to UPVC double glazed door with matching side screen.

ENTRANCE HALL (15' 3" X 10' 2") OR (4.65M X 3.10M)

Ceiling light, double panelled radiator, power points, smoke detector, balustrade staircase to first floor landing, door provides access to under stairs storage cupboard also housing safety trip consumer unit. Door provides access to:

SITTING ROOM (17' 2" X 12' 0") OR (5.23M X 3.67M)

Ceiling light, UPVC double glazed window overlooking front garden aspect, double panelled radiator beneath, additional single panelled radiator, feature fireplace with adjoining wood effect electric fire. TV aerial point, Sky connection point, three wall uplighters, smoke detector and double opening sliding doors provide access to:

KITCHEN/DINING ROOM (22' 8" X 10' 0") OR (6.90M X 3.06M)

Ceiling light, two panelled radiators, power points, TV aerial connection, room continues to provide access to open plan kitchen or family room area. Suspended illuminated ceiling to kitchen. UPVC double glazed window facing side aspect. Comprehensive range of eye level and floor mounted hand painted kitchen units with wood surrounds, laminated work surfaces with wood edging, eye level Hotpoint microwave oven with Bosch fan assisted oven and grill beneath. Fitted four ring ceramic hob with touch button control, fitted slimline dishwasher, stainless steel sink, dual bowl with single drainer with swan necked mixer tap, tiled splash backs, numerous power points, newly fitted Vinyl flooring, cutlery drawer, return door to hallway and glazed door provides access to rear entrance lobby.

FAMILY ROOM (10' 11" X 9' 11") OR (3.33M X 3.03M)

overlooks the rear garden with double glazed window facing the rear garden and sliding patio doors providing access to patio. Wall light, ceiling light, power points, double panelled radiator.

REAR LOBBY (6' 2" X 6' 1") OR (1.87M X 1.86M)

Ceiling light point, double glazing to two sides with double glazed door providing access to driveway, newly fitted Vinyl cushion flooring.

UTILITY ROOM (9' 11" X 4' 1") OR (3.03M X 1.24M)

Ceiling light, UPVC double glazed window, access to Worcester gas fired central heating boiler, space and plumbing for automatic washing machine, space for additional fridge/freezer and tumble dryer if required. Fitted shelving, Drayton digital central heating programmer, ceiling mounted clothes rack, carbon monoxide alarm.

CLOAKROOM (5' 5" X 3' 1") OR (1.64M X 0.93M)

Ceiling light, UPVC double glazed window. Low level WC, pedestal wash hand basin with monobloc mixer tap with mirror above. Tiling to half height, newly fitted Vinyl flooring.

FIRST FLOOR LANDING (11' 1" X 9' 5") OR (3.39M X 2.87M)

Ceiling light with fan, smoke detector, access to loft via hatch, UPVC double glazed window facing side aspect, power points, radiator, double opening doors provide access to airing cupboard, factory lagged hot water cylinder with fitted immersion heater and slatted shelving to one side.

BEDROOM 1 (11' 3" X 12' 3") OR (3.43M X 3.74M)

Ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath, power points, built-in double opening mirror fronted sliding wardrobe.

BEDROOM 2 (13' 0" X 9' 3") OR (3.97M X 2.82M)

Fitted bedroom furniture, ceiling light, UPVC double glazed window facing front aspect. Fitted headboard, 'his and hers' bedside units with adjoining cupboards. Dressing table with knee hole and storage drawers to either side. Matching sliding wardrobes with hanging rail and shelf within. Further free standing nest of four storage drawers with display surface above. Radiator, power points.

BEDROOM 3 (11' 1" X 7' 5") OR (3.39M X 2.27M)

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath. Power points. Triple opening wardrobes with hanging rail and shelf within.

BATHROOM (11' 1" X 6' 11") OR (3.38M X 2.11M)

Ceiling light, opaque double glazed window facing rear. Panelled enclosed bath with mixer tap with tiled splash back and mirror above. Wash hand basin with vanity unit beneath with monobloc mixer tap above with pop-up waste. Shaver socket to one side. Low level WC with two display shelves above and glazed shower door provides access to single shower cubicle with electric Mira Sports shower unit with LED downlight and ceiling extractor. Heated radiator/towel rail.

OUTSIDE

The front garden is enclosed by low level dwarf walling, shrubs and bushes, mainly laid to lawn with ornamental tree, this garden is maintained by the Landlord. The property benefits from two parking spaces one located to the rear of the property and one within short walking distance of the property.

REAR GARDEN

Block paved area adjoins the rear of the property which then leads to a lawned rear garden which is part walled, part close boarded fencing with easy to maintain shrub beds with wood chip borders. Outside water tap, gate provides access to parking bay. Plastic storage shed which is ideal for basic tools such as lawnmower and bicycles.

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 proceed down the road towards A337 and the property will be found on the right opposite New Milton 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.

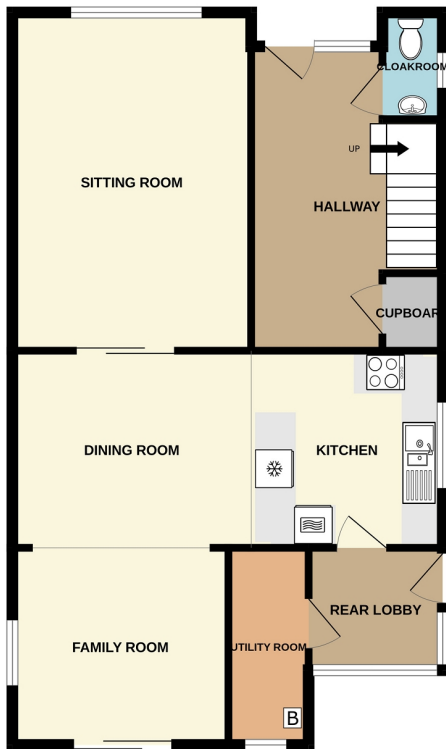
TENURE

The resale tenure for this property is

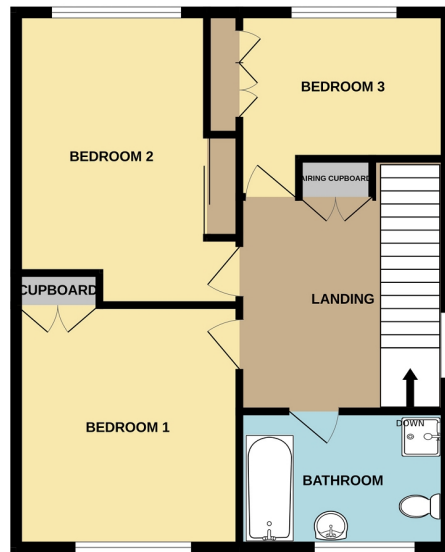
EPC RATING

The EPC rating for this property is D58

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA: 1359 sq.ft. (126.3 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.