



**Clemming House 10 The George, Milton Green, Christchurch Road, New Milton, Hampshire. BH25 6QG**  
**Guide Price £299,950**



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







## **Clemming House 10 The George, Milton Green, Christchurch Road, New Milton, Hampshire. BH25 6QG**

**Guide Price £299,950**

LAST COTTAGE AVAILABLE. A character two bedroom semi-detached Coach House forming part of a professional refurbishment by local builders Pennyfarthing Homes. Features of the property include Entrance Hall, Utility/Cloakroom, open plan Living incorporating Sitting Room, Dining Area and Integrated Kitchen. Bathroom, two allocated parking spaces, private garden.





**ENTRANCE HALL**

Accessed via multi-panelled obscure glazed front door. Obscure double glazed window to front, staircase to first floor landing. Smooth finished ceiling, ceiling light, smoke detector, power points, under stairs storage cupboard housing modern consumer unit, power points.

**CLOAKROOM/UTILITY ROOM (5' 8" X 6' 7") OR (1.72M X 2.0M)**

Double glazed door providing access onto rear elevation, smooth finished ceiling, ceiling light, extractor fan, panelled radiator, single bowl single drainer sink unit with monobloc mixer tap, fitted Indesit washer/dryer, low level WC with concealed cistern, cupboard housing Worcester/Bosch gas fired boiler.

**OPEN PLAN KITCHEN/ LIVING/DINING ROOM (17' 11" X 15' 1") OR (5.46M X 4.60M)**

Aspect onto the rear elevation through UPVC double glazed windows and double glazed door with matching side screens providing access onto garden. Panelled radiator, power points, TV aerial aerial point. Dining area with double glazed window to front elevation. TV aerial connections for wall hung television with power points. Kitchen area aspect to the rear elevation through UPVC double glazed window. One and a half bowl single drainer stainless steel sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated Indesit dishwasher, stainless steel electric Hotpoint cooker. Four ring stainless steel Hotpoint hob, stainless steel splashback, stainless steel extractor canopy over. Integrated fridge/freezer, eye level storage cupboards, power points.

**FIRST FLOOR LANDING**

Smooth finished ceiling, recessed lighting, panelled radiator, double opening storage cupboard with slatted shelving.

**BEDROOM 1 (15' 1" X 12' 6") OR (4.60M X 3.80M)**

Aspect onto the side elevation through part obscure UPVC double glazed windows. Smooth finished ceiling, ceiling light, double panelled radiator, power points. Additional aspect to the rear elevation through UPVC double glazed Velux window.

**BEDROOM 2 (11' 10" X 8' 7") OR (3.61M X 2.61M)**

Aspect to the front elevation through two double glazed Velux windows. Panelled radiator, power points, hatch to loft area with pull down ladder.

**BATHROOM (7' 3" X 5' 7") OR (2.21M X 1.70M)**

Double glazed Velux window to rear elevation. Smooth finished ceiling, panelled bath unit with monobloc hot and cold mixer tap and shower attachment, glazed shower screen. Low level WC, wash hand basin with monobloc mixer tap, mirror over with lighting, heated towel rail, part tiled wall surrounds.

**OUTSIDE**

The property benefits from two allocated parking spaces, private garden to front with paved patio surrounded by a selection of shrub and flower beds, gravelled area with outside lighting located to the rear boundary ideal for storage.

**MANTENANCE CHARGE**

Pennyfarthing informs us that the property is freehold with a contribution of £214.00 per annum towards the communal grounds.

**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 until reaching the junction with Christchurch Road, turn right and the property will be found a short way along on the right-hand side.

**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.

**BUYERS NOTE**

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

**TENURE**

The resale tenure for this property is Freehold

**COUNCIL TAX**

The council tax for this property is band D

**EPC RATING**

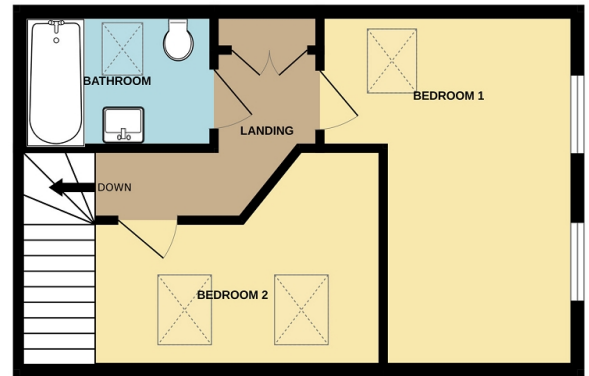
The EPC rating for this property is C77



GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 713 sq.ft. (66.3 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.