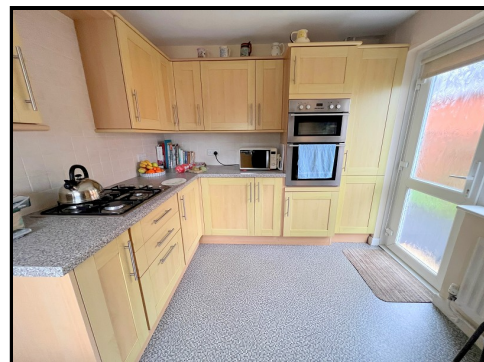




**11 Hazelwood Avenue, New Milton, Hampshire. BH25 5LZ**

**Guide Price £399,950**



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

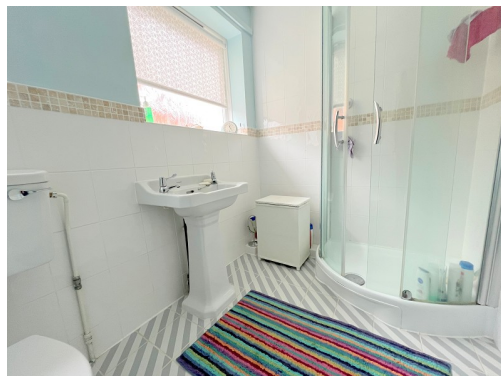




**11 Hazelwood Avenue, New Milton, Hampshire. BH25 5LZ**

**Guide Price £399,950**

A two double bedroom detached bungalow located in a highly sought after position and enjoying a south facing rear garden. Features of the property include Sitting/ Dining Room, Conservatory, Kitchen, Shower Room, off road parking, Garage, larger than average southerly garden. Vacant Possession & Sole Agents.



**ENTRANCE PORCH**

Accessed via UPVC double glazed front door. Panelled ceiling, double glazed door providing access to:

**ENTRANCE HALL**

Hatch to loft area with pull down ladder. Double panelled radiator, wood block flooring, cupboard housing pre-lagged hot water cylinder with fitted immersion heater. Cloaks cupboard, time clock for central heating.

**SITTING ROOM/DINING ROOM (11' 7" X 17' 8") OR (3.52M X 5.39M)**

Wood block flooring, coved and smooth finished ceiling, two ceiling light points, two panelled radiators, feature flame effect gas fire with tiled surround, hearth and mantel. Aspect to the side elevations through two windows. TV aerial points, power points, additional aspect to the rear through UPVC double glazed sliding patio door with matching side window and providing access onto:

**CONSERVATORY (14' 8" X 10' 11") OR (4.46M X 3.34M)**

Glass vaulted roof, UPVC double glazed construction with low brick walling. UPVC double glazed French doors providing access into rear garden. Tiled flooring, power points.

**KITCHEN (11' 10" X 8' 9") OR (3.61M X 2.67M)**

Aspect to the rear elevation through UPVC double glazed window and obscure UPVC double glazed door and window providing access onto side elevation. Smooth finished ceiling, ceiling light, single bowl, single drainer Franke stainless steel sink unit with monobloc mixer tap with work surface extending along one wall with base drawers and cupboards beneath. Recess for washing machine, integrated fridge and freezer. Additional work surface extending along two walls with base drawers and cupboards beneath. Fitted stainless steel electric double oven. Four ring stainless steel hob, eye level storage cupboards, power points, radiator, cupboard housing gas fired boiler.

**BEDROOM 1 (12' 9" X 10' 9") OR (3.89M X 3.28M)**

Aspect to the front elevation through UPVC double glazed window. Block flooring, coved and smooth finished ceiling, two ceiling lights, panelled radiator, power points.

**BEDROOM 2 (10' 10" X 10' 7") OR (3.29M X 3.23M)**

Aspect to the front elevation through UPVC double glazed window, coved and smooth finished ceiling, ceiling light, double panelled radiator, power points.

**SHOWER ROOM (7' 7" X 7' 6") OR (2.31M X 2.28M)**

Obscure UPvc double glazed windows to side. Smooth finished ceiling, ceiling light, part tiled wall surrounds, low level WC, pedestal wash hand basin, corner shower cubicle with Mira Sport shower unit, tiled flooring, double panelled radiator.

**OUTSIDE**

The front garden has a shaped area of lawn with a selection of shrub and flower beds. There is a low brick wall to the front boundary and both hedging and panelled fencing. A driveway provides off road parking for two to three cars and extends along the side elevation and provides additional parking and access to:

**GARAGE**

Remote controlled up and over door, power and light, window to rear elevation.

**REAR GARDEN**

The rear garden is a good size and mainly laid to lawn with shrub and flower beds. There is a paved patio seating area to the rear of the garden and the garden is enclosed behind both hedging and panelled fencing. A stepping stone pathway provides access to the rear where there are additional pathways and located to the rear boundary there is a timber shed and an area ideal for a vegetable patch.

**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.

**DIRECTIONAL NOTE**

From our Office in Old Milton Road proceed down the road and take the second turning right into Gore Road and continue until reaching Stem Lane on the right. Proceed up Stem Lane until reaching Beechwood Avenue on the right then take the first turning left into Hazelwood Avenue.

**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.

**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 D59



GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 860 sq.ft. (79.9 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.  
Made with Metropix ©2023

**Ross Nicholas & Company Limited**  
**9 Old Milton Road, New Milton. Hampshire. BH25 6DQ**  
**01425 625 500**  
**[sales@rossnicholas.co.uk](mailto:sales@rossnicholas.co.uk)**

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.