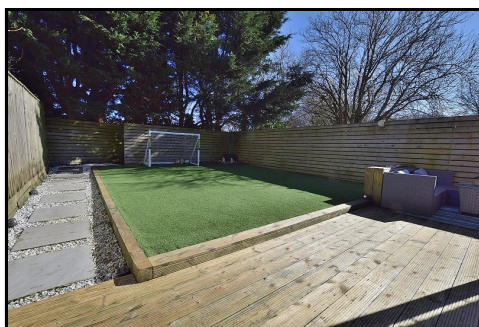




**33 Carisbrooke Court, New Milton, Hampshire. BH25 5US**

**Fixed Price £300,000**



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





**33 Carisbrooke Court, New Milton, Hampshire. BH25 5US**

**Fixed Price £300,000**

An immaculate three bedroom end of terrace property with modern open plan Kitchen/Sitting Room. Modern Wet room. Easy to manage gardens. Viewing highly recommended.



**ENTRANCE PORCH (3' 7" X 2' 0") OR (1.08M X 0.62M)**

Approached via enclosed front garden and path with composite front door with matching side screen. Coconut style flooring, door provides access to coats storage cupboard and glazed door provides access to:

**HALLWAY (5' 8" X 7' 10") OR (1.72M X 2.39M)**

Two LED downlights, UPVC double glazed window facing side aspect. Staircase to first floor landing. Double panelled radiator, telephone point, power points, access to safety trip consumer unit, opening provides access to:

**OPEN PLAN KITCHEN/LIVING/DINING ROOM**

**KITCHEN AREA (5' 8" X 7' 10") OR (1.72M X 2.39M)**

Two LED downlights. Modern comprehensive range of eye level and floor mounted kitchen units in a light grey colour style handles with laminated roll top working surfaces with stainless steel sink with swan necked mixer tap. Floor standing gas cooker, four burner hob, stainless steel finish with oven and grill beneath and filter hood above. Space for upright fridge/freezer, integrated slimline dishwasher, cutlery drawers, pan drawers, pull-out pantry cupboard with racking inside, wireless central heating thermostat, breakfast bar area, designed to seat four. Two ceiling lights above. Room continues to provide access to:

**SITTING ROOM (13' 9" X 14' 5") OR (4.18M X 4.40M)**

UPVC double glazed window facing rear garden aspect, double opening French doors providing access to garden. Karndean flooring throughout the ground floor accommodation. Feature TV unit designed for a 55" TV with recess beneath for sound bar, Sky box and other accessories. Numerous power points, double panelled radiator with independent thermostat. Door provides access to deep under stairs storage cupboard. Staircase provides access to:

**FIRST FLOOR LANDING (10' 8" X 6' 4") OR (3.25M X 1.92M)**

Smooth finished ceiling, access to loft via roof hatch. UPVC double glazed window facing side aspect flooding the landing with natural light. Double power point. Door provides access to airing cupboard which also houses the combination gas fired central heating boiler benefiting from slatted shelving within.

**BEDROOM 1 (12' 4" X 8' 2") OR (3.75M X 2.49M)**

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect. Range of fitted wardrobes flanking one wall with a mixture of hanging and shelving. Radiator with independent thermostat.

**BEDROOM 2 (10' 4" X 8' 0") OR (3.16M X 2.44M)**

Good sized double bedroom with smooth finished ceiling. UPVC double glazed window facing rear aspect, radiator with independent thermostat.

**BEDROOM 3 (7' 6" X 6' 4") OR (2.28M X 1.92M)**

Smooth finished ceiling, ceiling light point. UPVC double glazed window facing rear aspect. Power points, radiator with independent thermostat.

**SHOWER ROOM (6' 1" X 6' 1") OR (1.85M X 1.86M)**

Quality fitted wet room with tiled flooring with level floor providing access to main shower area with glazed shower screen, overhead rainwater shower, separate shower attachment all connected to a thermostatic shower bar mixer. Fully tiled walls, wall mounted wash hand basin with vanity unit beneath and pop-up waste with monobloc mixer tap. Low level WC with push button flush, heated chrome effect towel rail. Opaque UPVC double glazed window facing front aspect.

**OUTSIDE**

Panelled fencing provides an attractive border to the front boundary with the remainder of the garden laid to Granite chippings designed for ease of maintenance. Gate provides access to:

**REAR GARDEN**

Decking adjoins the rear of the property with paving slabs providing access to rear gate. The garden is laid to artificial grass for ease of maintenance and is enclosed by quality boarded fencing to all three sides. Garden storage shed to one side of the property.

**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 and take the second turning right into Gore Road continuing on until reaching Stem Lane on the right. Proceed up Stem Lane taking the second entrance to Chatsworth Way, carry straight on and this road leads into Carrisbrooke Court.

**PLEASE NOTE**

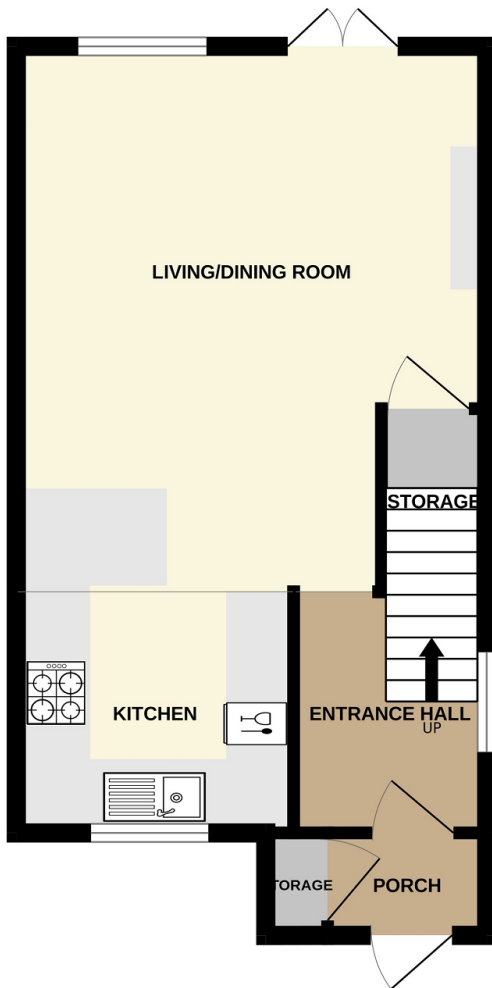
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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.

**EPC RATING**

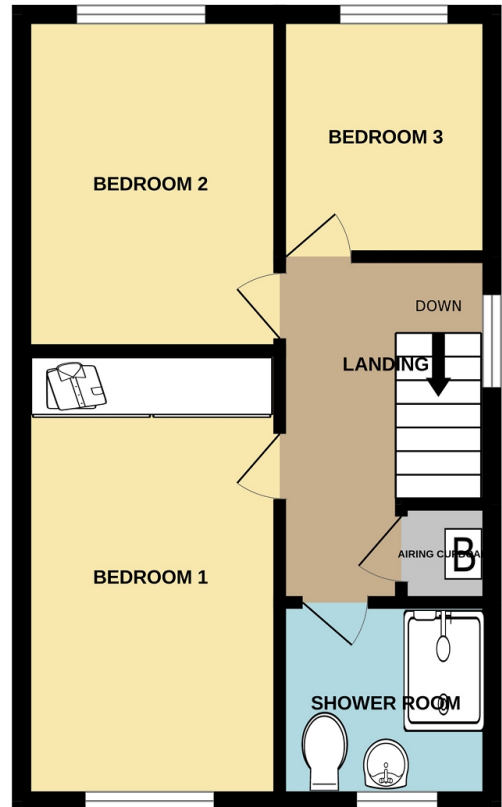
The EPC rating for this property is D62



GROUND FLOOR



1ST FLOOR



ROSS NICHOLAS 01425 625500

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.