



24 Wilton Gardens, New Milton, Hampshire. BH25 5UT

£319,950



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

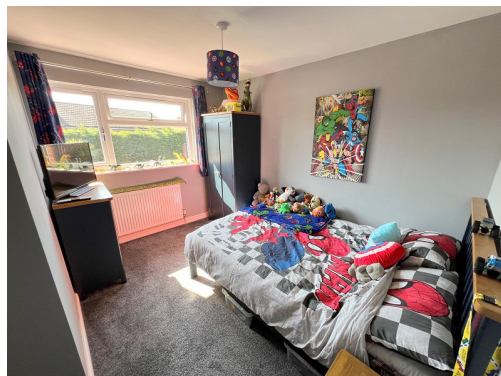




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A very well presented and recently refurbished three bedroom end of terrace house located in a very popular residential area. Features of the property include Entrance Porch, Sitting Room, Kitchen/Breakfast Room, Bathroom, UPVC double glazing, gas fired central heating, oak doors, South/Westerly facing rear garden, parking spaces, Garage. Sole Agents.



ENTRANCE PORCH

Accessed via composite front door, smooth finished ceiling, recessed lighting, door leading to:

SITTING ROOM (15' 7" X 13' 1") OR (4.75M X 4.00M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, double panelled radiator, under stairs storage cupboard, staircase to first floor landing, thermostatic control for central heating, TV aerial point, open way through to:

KITCHEN/BREAKFAST ROOM (15' 7" X 10' 11") OR (4.75M X 3.32M)

Aspect to both side and rear elevations through UPVC double glazed windows. Single bowl single drainer ceramic sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine and tumble dryer. Wine store. Electric oven with four ring electric hob and stainless steel extractor canopy over. Eye level storage cupboards, wall mounted gas fired boiler, part tiled wall surrounds, panelled radiator, integrated fridge and freezer. Door with matching side window leading to patio and garden beyond.

LANDING

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, hatch to loft area with pull down ladder. Power points.

BEDROOM 1 (13' 1" X 8' 10") OR (4.00M X 2.70M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, connections for wall hung television.

BEDROOM 2 (9' 9" MAX X 11' 0") OR (2.97M MAX X 3.36M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points.

BEDROOM 3 (9' 6" X 6' 7") OR (2.90M X 2.0M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, power points, radiator.

BATHROOM (6' 1" X 7' 4") OR (1.86M X 2.24M)

Obscure double glazed window to rear. Smooth finished ceiling, ceiling light, extractor fan. Panelled T shaped bath unit with monobloc mixer tap and thermostatically controlled shower. Glazed shower screen, low level WC, pedestal wash hand basin with monobloc mixer tap, mirror with light over. Part tiled wall surrounds, heated towel rail, tiled flooring.

OUTSIDE

The front garden is enclosed behind low close board fencing with a paved path providing access to the front door with the remainder of the garden being laid to lawn. Outside light. A personal gate provides access to the side elevation where there is a paved pathway with the remainder of the area being laid to lawn, outside water tap, meters and power points. The pathway continues to:

REAR GARDEN

There is a paved patio area adjoining the rear of the property with the remainder being laid to lawn. The garden is enclosed providing seclusion behind close board fencing and brick walling. Within the garden there is a large timber shed ideal for storage.

GARAGE

Located in nearby block with up and over door and parking to side.

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 taking the second turning right into Gore Road continuing on until reaching Stem Lane on the right. Proceed up Stem Lane and take the second signposted turning into Chatsworth Way. Take the fourth turning left into Wilton Gardens.

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.

BUYERS NOTE

Require a survey? Visit our website www.rossnicholas.co.uk for further information. 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.

COUNCIL TAX

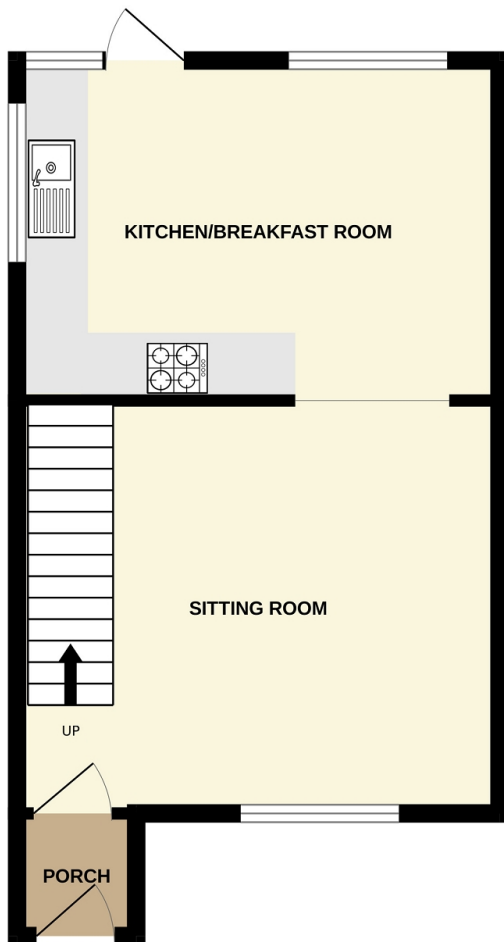
The council tax for this property is band C

EPC RATING

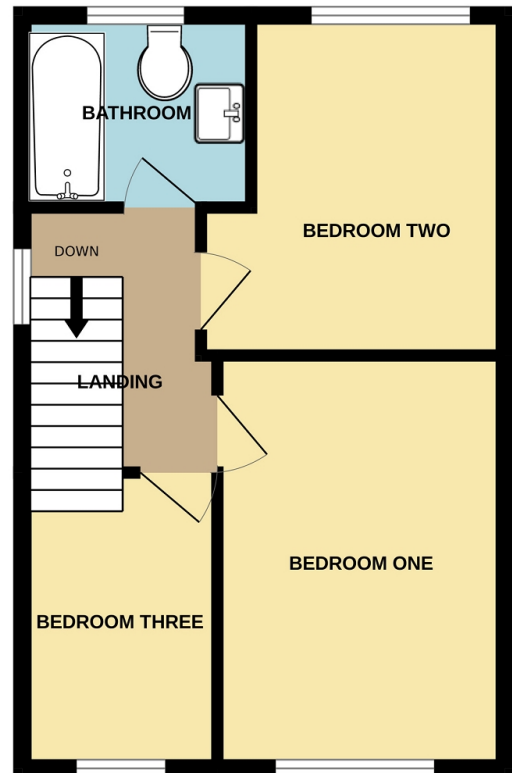
The EPC rating for this property is C69



GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 757 sq.ft. (70.3 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 & Company Limited
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01425 625 500
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.