



**44 Milton Mead, New Milton, Hampshire. BH25 6SX**

**£349,950**



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





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A tidy three bedroom semi-detached house located in a cul-de-sac location. Features of the property include Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Ground floor Cloakroom, Shower Room, UPVC double glazing, off road parking, private gardens. Sole Agents, Vacant possession.



## ENTRANCE PORCH

Accessed via UPVC double glazed door with matching side screen. Ceiling light, door providing access to:

## ENTRANCE HALL

Staircase to first floor landing, smooth finished ceiling, ceiling light, power points, telephone point, under stairs storage area.

## SITTING ROOM (13' 7" X 12' 11") OR (4.14M X 3.94M)

Aspect to the front elevation through UPVC double glazed bay window. Smooth finished ceiling, ceiling light, power points, flame effect gas fire with stone surround with display niches.

## KITCHEN (9' 9" X 9' 1") OR (2.98M X 2.76M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall with base drawers and cupboards beneath. Electric Bosch oven and four ring Bosch hob with Bosch stainless steel extractor fan over. Eye level storage cupboards, additional work surface with drawers beneath, wall mounted Dimplex electric heater. Larder cupboard with double glazed obscure window to side. Smooth finished ceiling, ceiling light, additional storage cupboard with recess for full height fridge/freezer, open way through to:

## DINING ROOM (9' 11" X 9' 0") OR (3.03M X 2.75M)

Double glazed sliding patio doors providing both views and access onto rear patio and garden beyond. Smooth finished ceiling, ceiling light, recessed gas fire.

## REAR LOBBY

Suspended light panels and obscure UPVC double glazed door providing access onto side elevation. Additional storage cupboard with shelving and concertina door.

## CLOAKROOM

Obscure UPVC double glazed window to side, low level WC, tiled wall surrounds.

## FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, hatch to loft area, airing cupboard housing pre-lagged hot water cylinder with fitted immersion and slatted shelving surrounding.

## BEDROOM 1 (13' 0" X 11' 5") OR (3.95M X 3.49M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, power points, recessed double wardrobe unit with shelving and hanging rail.

## BEDROOM 2 (13' 3" X 9' 0") OR (4.05M X 2.75M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, power points, double wardrobe unit with additional storage over.

## BEDROOM 3 (9' 4" X 8' 4") OR (2.84M X 2.53M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, power points, eye level double storage cupboard with shelving.

## SHOWER ROOM (6' 6" X 3' 10") OR (1.98M X 1.17M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed lighting, corner shower cubicle with Mira shower and double opening glazed shower screens, wall hung wash hand basin with monobloc mixer tap, low level WC, heated towel rail, fully tiled wall surrounds.

## OUTSIDE

The front garden is mostly laid to lawn and enclosed behind close board fencing and hedging. Double opening gates provide vehicular access where there is a brick paved driveway providing off road parking for one car. The driveway continues along the side elevation where there is a gate leading to a covered store which extends along the side elevation where there is a large garden store/workshop. Open way through to the rear garden where there is a paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn enclosed behind both close board and panelled fencing.

## 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 then take the first turning left after Arnewood School.

## 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.



# COUNCIL TAX

The council tax for this property is band C

GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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