



77 Gore Road, New Milton, Hampshire. BH25 6RT
£1,650 Per Calendar Month



Ross Nicholas & Company Limited
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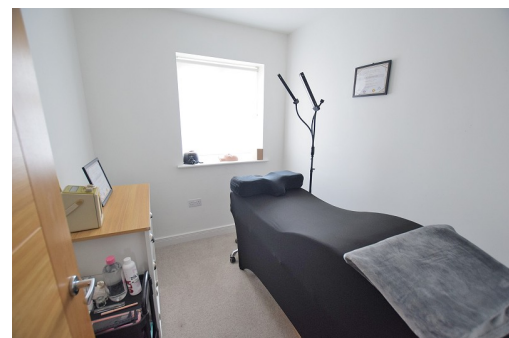




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An unfurnished three bedroom semi-detached property to let situated in a convenient location for New Milton town centre, Schools and Leisure centre. The property benefits from Kitchen/Diner, Sitting Room, G/F Cloakroom, en-suite Shower room to Bedroom one and main family bathroom.



UNDER COVER ENTRANCE

Outside light, composite double glazed door provides access to:

ENTRANCE HALL

Smooth finished ceiling, two ceiling lights, mains voltage smoke detector, Karndean style flooring with Oak veneered doors throughout. Power points, wall mounted central heating thermostat, staircase to first floor landing, door provides access to:

SITTING ROOM/DINING ROOM (12' 3" X 7' 11") OR (3.73M X 2.42M)

Continuation of Karndean flooring, smooth finished ceiling, two ceiling light points, UPVC double glazed windows overlooking rear garden with double opening French doors providing access to patio. Telephone point, power point, Sky connection point, door provides access to understairs storage cupboard.

KITCHEN BREAKFAST ROOM (14' 7" X 9' 4") OR (4.45M X 2.85M)

Smooth finished ceiling, numerous ceiling downlights, UPVC double glazed window facing front and side aspects with fitted blinds, comprehensive range of eye level and floor mounted kitchen units in a light grey colour scheme with stainless steel style handles with laminated roll top work surfaces with one and a half bowl sink with single drainer with swan necked mixer tap. Fitted four ring gas hob with matching splash back and extractor above. Eye level Hotpoint double oven with grill. Fitted dishwasher, fitted washing machine. Space for upright fridge/freezer, space for breakfast table, tiled flooring. Radiator.

CLOAKROOM

Ceiling light point, towel rail, UPVC double glazed window facing front aspect. Low level WC, wall mounted wash hand basin.

LANDING

Two ceiling light points, mains voltage smoke detector, access to loft via roof hatch, Radiator, power point, door provides access to airing cupboard with radiator and independent thermostat with slatted shelving.

BEDROOM 1 (11' 4" X 9' 6") OR (3.46M X 2.90M)

Light point, UPVC double glazed window facing rear aspect with Roman blind and roller blind. Radiator, built-in mirror fronted sliding door wardrobe with hanging space and shelf above, door provides access to En-Suite, benefits from power points and central heating thermostat.

EN SUITE SHOWER ROOM (6' 10" X 5' 5") OR (2.09M X 1.65M)

Smooth finished ceiling, enclosed ceiling light, opaque UPVC double glazed window facing side aspect, corner shower cubicle with shower mixer bar with adjustable shower attachment. low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap. Tiling to full height, wall mounted mirror which is back-lit, heated towel rail, tiled flooring.

BEDROOM 2 (9' 6" X 8' 6") OR (2.90M X 2.60M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, power points, telephone point.

BEDROOM 3 (8' 3" X 6' 10") OR (2.51M X 2.08M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect, power points, radiator.

BATHROOM (6' 10" X 6' 2") OR (2.08M X 1.87M)

Smooth finished ceiling, ceiling light point, white suite comprising panelled enclosed bath with hand grips and mixer taps and shower attachment. Tiling to full height over bath area, low level WC with push button flush. Pedestal wash hand basin with monobloc mixer tap with pop-up waste with mirror which is back-lit above with shaver socket. Heated towel rail, wall mounted extractor.

REAR GARDEN

Courtyard style rear garden laid to paving and shingle with storage shed to one corner, enclosed by brick walling and panelled fencing and gate provides access to Double Car Port.

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. The property will be found on the left almost opposite Milford Surplus.

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 in the property.

DEPOSIT INFORMATION

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman. Require a survey? Visit our website www.rossnicholas.co.uk for further information.

TENURE

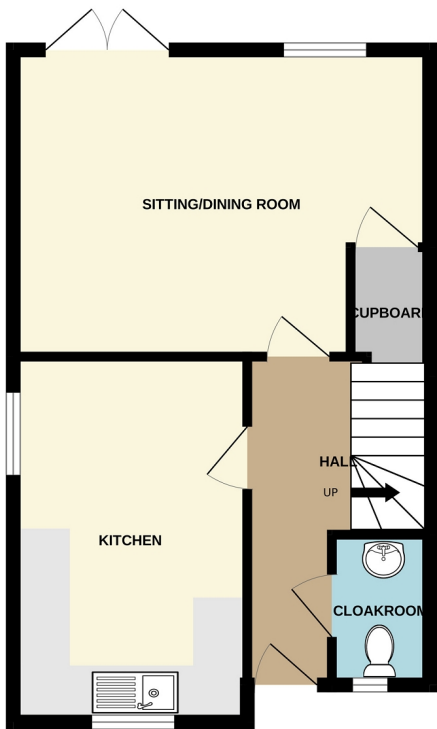
The resale tenure for this property is



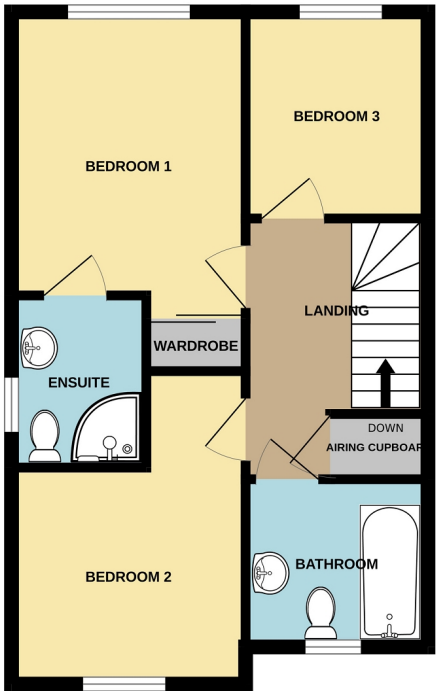
EPC RATING

The EPC rating for this property is B84

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 874 sq.ft. (81.2 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.