



9 Homewood Close, New Milton, Hampshire. BH25 5DF

£264,950



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





9 Homewood Close, New Milton, Hampshire. BH25 5DF

£264,950

A well presented two bedroom terraced bungalow located in a popular area and offering numerous features including lounge/dining room, two bedrooms, modern shower room, UPVC double glazing, gas fired central heating, private easily maintained garden, shed and garage in a nearby block.



ENTRANCE PORCH

Accessed via UPVC double glazed front door, obscure UPVC double glazed window to side, ceiling light, consumer unit, glazed door provides access to:

LIVING/DINING ROOM (16' 5" X 11' 6") OR (5.0M X 3.50M)

Aspect over the front elevation through UPVC double glazed bay window. Coved ceiling, ceiling light point, three wall light points, double panelled radiator, power points, TV aerial point, telephone point, wall mounted electric fire.

KITCHEN (9' 10" X 8' 6") OR (3.0M X 2.60M)

Aspect over the rear elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light point, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine, four ring electric hob with extractor fan over. Part tiled wall surrounds, eye level storage cupboards, additional working surface, space for fridge and freezer, power points, panelled radiator, cupboard housing Vailant gas fired boiler, UPVC double glazed door providing access into rear garden.

INNER HALL

Hatch to loft area, ceiling light and tiled flooring.

BEDROOM 1 (10' 10" X 10' 6") OR (3.30M X 3.20M)

Aspect over the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light point, double panelled radiator, power points, large triple wardrobe unit with hanging rails and shelving with mirror fronted sliding doors.

BEDROOM 2 (7' 10" X 7' 7") OR (2.40M X 2.30M)

Aspect over the front elevation through UPVC double glazed window. Panelled radiator, coved ceiling, ceiling light point, power points.

SHOWER ROOM

Fully tiled walls with large walk-in shower, glazed screen and thermostatically controlled shower unit, heated towel rail, low level WC, wall hung wash hand basin with monobloc mixer tap, tiled flooring.

OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled with a central pathway providing access to the front door.

REAR GARDEN

Once again is designed for easy maintenance being mainly paved with a shingled area ideal for pots. The garden is enclosed behind both close board and panelled fencing, large garden shed for storage. Outside water tap, personal gate onto rear which in turn leads to the garage in a block.

GARAGE IN BLOCK

The garage benefits from an up and over door.

VIEWING ARRANGEMENTS

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 continue across the traffic lights into Ashley Road and proceed until reaching Oak Road on the left then first right into Homewood Close.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

SURVEY

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

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

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.

TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is D66



TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.5 SQ.M.)

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