



23 Hart Close, New Milton, Hampshire. BH25 5GL

£1,495 Monthly



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





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A beautifully presented end terrace three bedroom property to let available immediately. This property is available for a long term let.



ENTRANCE HALL

Radiator, power point, tiled floor, ceiling light point, door to sitting room and door to:

CLOAKROOM

Obscure glazed window, low level WC, wash hand basin, tiled floor, fully tiled walls, radiator, ceiling light point.

SITTING ROOM (16' 06" X 15' 01") OR (5.03M X 4.60M)

Please note the above measurements are maximum. Box bay window to front, TV aerial point, power points, telephone point, radiators, stairs to first floor landing, wall light points, downlighter, door to:

DINING ROOM (8' 10" X 8' 0") OR (2.69M X 2.44M)

Radiator, power points, patio doors to conservatory, ceiling light point, archway to:

KITCHEN (8' 7" X 6' 8") OR (2.62M X 2.03M)

Fitted with a modern range of base cupboards and drawer units with work surfaces over and further wall mounted cupboards with downlighting, single bowl single drainer sink unit with mixer tap, integrated oven, ceramic hob and extractor hood over, space for dishwasher, space for upright fridge/freezer, power points, part tiled walls, ceiling light points.

CONSERVATORY (14' 06" X 7' 08") OR (4.42M X 2.34M)

Windows and French doors to garden. Dimplex electric heaters, tiled floor, quality blind, power points, wall light points, ceiling light/fan, door to integral single garage.

FIRST FLOOR LANDING

Window to side, airing cupboard, power point, hatch to loft space, ceiling light point, door to:

BEDROOM 1 (13' 04" X 8' 10") OR (4.06M X 2.69M)

Windows to front, radiator, telephone point, power points, ceiling light point.

BEDROOM 2 (12' 2" X 8' 4") OR (3.71M X 2.54M)

Window to rear, radiator, power points, ceiling light point.

BEDROOM 3 (8' 10" X 6' 05") OR (2.69M X 1.96M)

Window to rear, radiator, power points, ceiling light point.

BATHROOM

Obscure glazed window, WC, wash hand basin, bath with mains pressure electric shower over, tiled floor, fully tiled walls, extractor fan, radiator, shaver point, ceiling light point.

OUTSIDE - FRONT

There is an area of lawned garden to the front and further area of garden to the side. The drive gives off road parking and leads to:

GARAGE

Up and over door to front, wall mounted modern gas boiler, power, light and Utility area with plumbing for washing machine, tumble drier and cupboards.

REAR GARDEN

This enjoys a bright aspect and comprises lawn with borders, a gate affords side access and two good sized decked areas.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500

DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe 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.

EPC RATING

The EPC rating for this property is C74





GROUND FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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