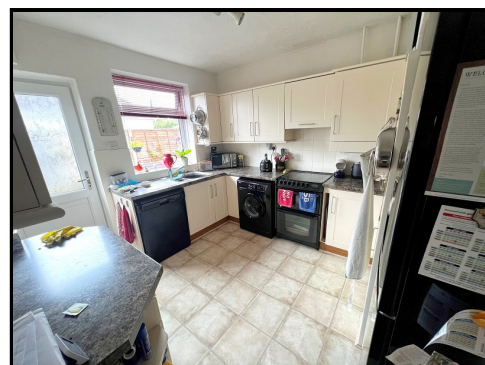
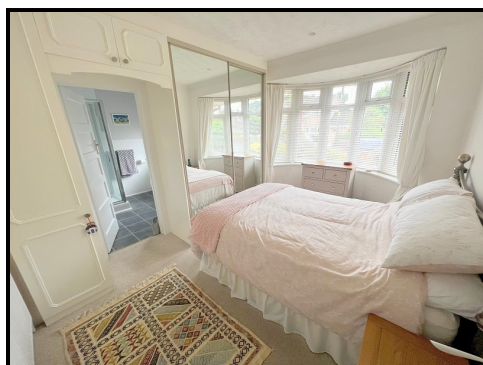




22 High Ridge Crescent, New Milton, Hampshire. BH25 5BU

Guide Price £459,950



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

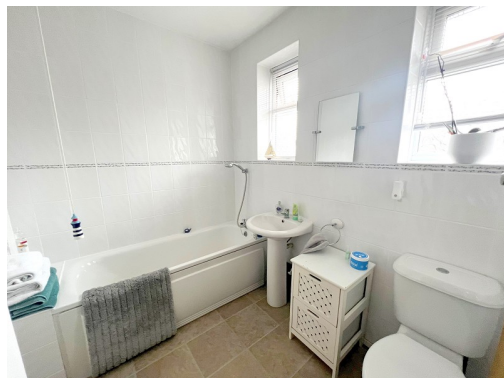




22 High Ridge Crescent, New Milton, Hampshire. BH25 5BU

Guide Price £459,950

A very well presented three bedroom detached chalet located in a highly sought after location and benefiting from Entrance Hall, Two Ground floor Bedrooms, En-Suite Shower room, Lounge, Separate Dining Room, Kitchen, Ground Floor Bathroom, Bedroom Three on first floor, private gardens, garage.



ENTRANCE HALL

Accessed via composite front door with ceiling light, panelled radiator, thermostatic control for central heating, airing cupboard housing pre-lagged hot water cylinder with storage over. Cloak cupboard with hanging rail and shelf.

SITTING ROOM (18' 8" X 14' 7") OR (5.69M X 4.45M)

Aspect to the rear elevation through UPVC double glazed French doors providing access to patio and rear garden beyond. Coved ceiling, two ceiling light points, staircase to first floor landing, flame effect gas fire with surround, hearth and mantel, TV aerial point, power points, double panelled radiator. Openway through to:

DINING ROOM (11' 0" X 7' 6") OR (3.35M X 2.29M)

Aspect to the rear elevation through UPVC double glazed sliding patio doors providing access onto rear patio and garden beyond. Coved ceiling, ceiling light point, double panelled radiator, power points.

KITCHEN (11' 0" X 10' 0") OR (3.35M X 3.06M)

Aspect to the side elevation through UPVC double glazed window, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base cupboards beneath, recess for dishwasher, washing machine and gas cooker. Additional recess for full height fridge/freezer, part tiled wall surrounds, additional work surface with display shelves to one side and central drawers. Eye level storage cupboard housing Potterton gas fired boiler. UPVC double glazed door providing access onto side elevation.

BEDROOM 1 (13' 0" X 9' 9") OR (3.96M X 2.97M)

Aspect to the front elevation through UPVC double glazed bay window. Recessed lighting, panelled radiator, fitted wardrobe with sliding mirror fronted doors. storage cupboard and additional single wardrobe to side.

EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window facing front elevation. Recessed lighting, part tiled wall surrounds, corner shower cubicle with glass screen and door, thermostatically controlled shower unit, low level WC, pedestal wash hand basin, heated towel rail, wall mounted mirror.

BEDROOM 2 (13' 0" X 10' 0") OR (3.96M X 3.05M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator, coved ceiling, ceiling light point.

BATHROOM

Hatch to loft area, fully tiled wall surrounds, panelled bath unit, monobloc mixer tap, shower attachment, low level WC, pedestal wash hand basin, recessed shower cubicle with glazed shower screen, thermostatically controlled shower unit.

BEDROOM 3 (15' 8" X 8' 4") OR (4.78M X 2.54M)

Double glazed Velux windows to both front and rear elevations. Double panelled radiator, power points.

FRONT GARDEN

Mostly laid to lawn with a selection of shrub and flower beds enclosed behind brick walling, hedging and panelled fencing. A driveway extends along the side elevation providing off road parking for approximately four cars and provides access to:

GARAGE..

Detached garage with power and light.

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being laid to lawn and enclosed behind panelled fencing. To the rear boundary there is a timber garden shed and a selection of shrub and flower beds.

VIEWING ARRANGEMENTS

Viewing 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 cross over at the traffic lights into Ashley Road and continue on this road until reaching High Ridge Crescent on the right.

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.

TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band E

EPC RATING

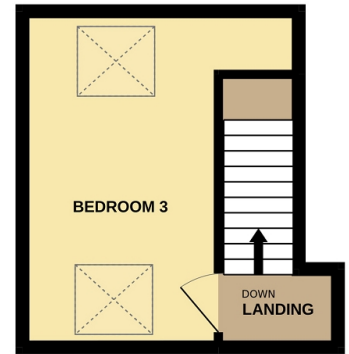
The EPC rating for this property is D60



GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
173 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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 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.