



**2 Parham Close, New Milton, Hampshire. BH25 5XB**

**£275,000**



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





## 2 Parham Close, New Milton, Hampshire. BH25 5XB

**£275,000**

A well presented two double bedroom semi-detached house located in a popular residential area. Features of the property include Entrance Porch, Sitting Room/ Dining Room, Kitchen, Conservatory, Bathroom, Driveway for off road parking, UPVC double glazing, gas fired central heating, Vacant possession, Sole Agents.



## ENTRANCE PORCH

Accessed via UPVC double glazed front door. Ceiling light, door providing access to:

## SITTING ROOM/DINING ROOM (18' 10" X 12' 6") OR (5.74M X 3.82M)

Aspect to the front elevation through UPVC double glazed window. Two ceiling light points, wall mounted flame effect gas fire, staircase to first floor landing, TV aerial point, power points, under stairs storage cupboard.

## KITCHEN (12' 6" X 7' 11") OR (3.82M X 2.42M)

Aspect to the rear elevation through Conservatory and garden beyond. Ceiling light, single bowl, single drainer stainless steel sink unit set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Recess for washing machine and tumble dryer and full height fridge/freezer, part tiled wall surrounds, eye level storage cupboard, stainless steel electric oven, four ring stainless steel gas hob and matching extractor fan over, wall mounted gas fired boiler. Additional storage cupboards with shelving and display shelving to side, double panelled radiator, door leading to:

## CONSERVATORY (11' 6" X 9' 10") OR (3.50M X 3.00M)

Polycarbonate roof, UPVC double glazed construction, double panelled radiator, power points, sliding double glazed door providing access onto rear garden.

## FIRST FLOOR LANDING

Hatch to loft area, pull down ladder, ceiling light.

## BEDROOM 1 (12' 6" X 10' 6") OR (3.82M X 3.19M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, single panelled radiator, range of power points, range of fitted bedroom furniture including two double and two single wardrobe units with hanging rails and shelving and adjoining chest of drawers.

## BEDROOM 2 (12' 6" X 8' 2") OR (3.82M X 2.48M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, single panelled radiator, power points, recessed storage cupboard housing pre-lagged hot water cylinder with fitted immersion heater and slatted shelving over.

## BATHROOM

Obscure UPVC double glazed window to side. Ceiling light. Panelled bath unit, low level WC, pedestal wash hand basin, part tiled wall surrounds. Wall mounted Triton shower unit over bath, panelled radiator.

## OUTSIDE

The front garden is designed for easy maintenance being mainly shingled with a shrub and flower bed. A driveway extends along the side elevation providing off road parking for approximately two cars. A personal gate leads to:

## REAR GARDEN

A paved patio area adjoins the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds to provide seclusion. Located to the rear boundary is a seating area with pergola.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 62550.

## DIRECTIONAL NOTE

From our Office proceed down the road taking the second turning right into Gore Road. Proceed along Gore Road until reaching Stem Lane on the right. Proceed up Stem Lane and take the 4th turning right into Chatsworth Way and Parham Close will be found on the left.

## 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 £45 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. 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](http://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. 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

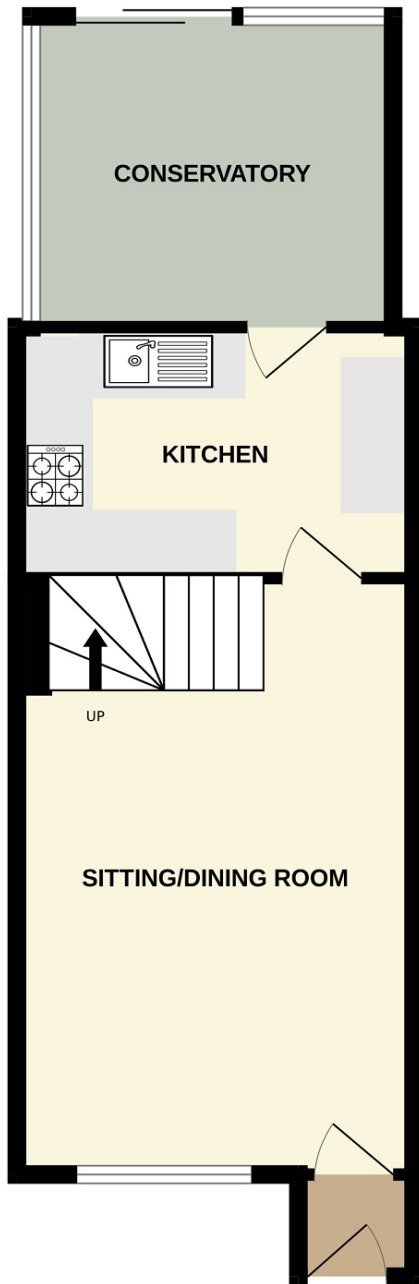
The council tax for this property is band C

## EPC RATING

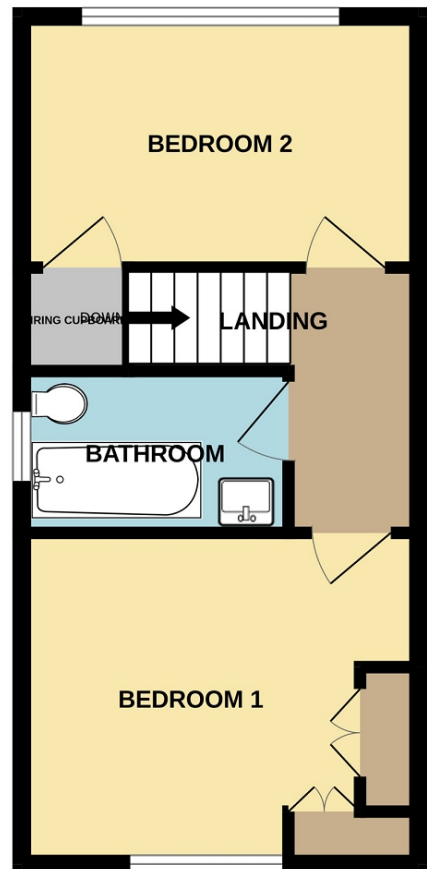
The EPC rating for this property is D55



GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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