



7 Winston Court Lymington Road, New Milton, Hampshire. BH25 6PG

£1,450 Monthly



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





**7 Winston Court Lymington Road, New Milton, Hampshire.
BH25 6PG**

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A well presented modern 3 bedroom house with South backing garden, garage and off road parking and is available immediately, the property is positioned a short walk from the town centre, which offers an array of amenities, including local shops, banks, supermarkets, restaurants, and mainline station providing direct access to London Waterloo.



PORCH

Undercover entrance porch providing access to UPVC double glazed door with side screen and light.

HALLWAY (6' 3" X 6' 3") OR (1.90M X 1.91M)

Ceiling light, cover and textured ceiling, power point, radiator, staircase to first floor landing, attractive wood strip flooring, door leads to:

SITTING ROOM (15' 10" X 15' 7") OR (4.82M X 4.74M)

Coved ceiling, UPVC double glazed window overlooking front aspect with fitted window shutters, wood strip flooring, wood burning stove with wooden mantle surround and tile hearth, TV aerial point, power points, radiator, central heating programmer and thermostat, door to under stairs storage cupboard which houses gas and electric meters. Stable door leads to:

KITCHEN/DINER (18' 8" X 9' 8") OR (5.70M X 2.94M)

Coved and smooth finished ceiling, two ceiling light points, UPVC double glazed window overlooking the South facing rear garden with adjoining UPVC double glazed door. Wood strip flooring, comprehensive range or floor mount and eye level kitchen units finished in mushroom colour scheme with wood block working surfaces with matching up stands. Fitted stainless steel four ring gas hob with double oven and grill beneath with filter hood above. Power points, Belfast butler sink with swan neck mixed tap over, space for automatic washing machine, door to boiler cupboard housing the glowworm combi boiler. Dining area is large enough for sizable kitchen table, radiator with independent thermostat and power points.

LANDING (10' 8" X 7' 7") OR (3.26M X 2.30M)

Coved and textured ceiling, Smoke detector, access to loft, ceiling light point.

BEDROOM 1 (13' 1" X 11' 1") OR (3.98M X 3.37M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect. Power points and radiator.

BEDROOM 2 (12' 8" X 11' 0") OR (3.85M X 3.36M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect, double panelled radiator and built in storage cupboard.

BEDROOM 3 (7' 7" X 7' 3") OR (2.31M X 2.20M)

Ceiling light point, UPVC Double glazed window facing front aspect, radiator and power points.

BATHROOM (7' 6" X 7' 3") OR (2.29M X 2.20M)

Spacious modern white bathroom suite comprising panelled enclosed bath with mixer taps with separate shower mixer, shower attachment and ceiling mounted rainwater shower above. Glazed shower screen, tiling to full height over bath area, low level WC, wash hand basin with mono block mixed tap and vanity unit beneath, Double glazed window to rear, tiled flooring and heated towel rail.

GARAGE (9' 9" X 8' 1") OR (2.98M X 2.46M)

Side access door from garden, up and over door, light and power. Please note this is not a full sized garage.

FRONT GARDEN

Laid to lawn with shrub borders.

REAR GARDEN

Laid to lawn with shrub borders. Easy to maintain rear garden left to artificial grass with shrub borders, garden enclosed by panel fencing and gate provides access to carport/parking bay and leads to garage.

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.

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.

DEPOSIT - 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.com.

The DPS is a tenancy deposit protection scheme accredited by the Government.

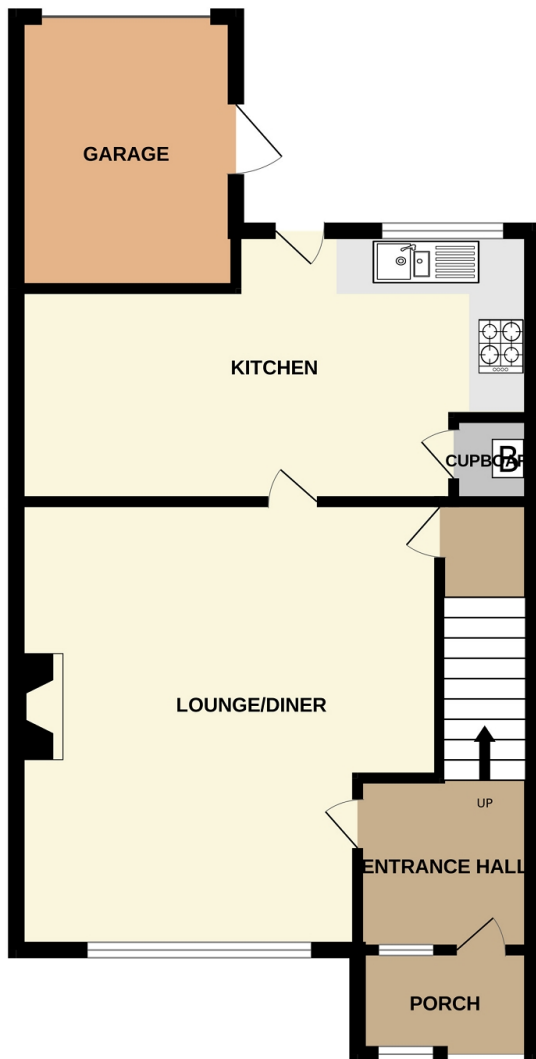
It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

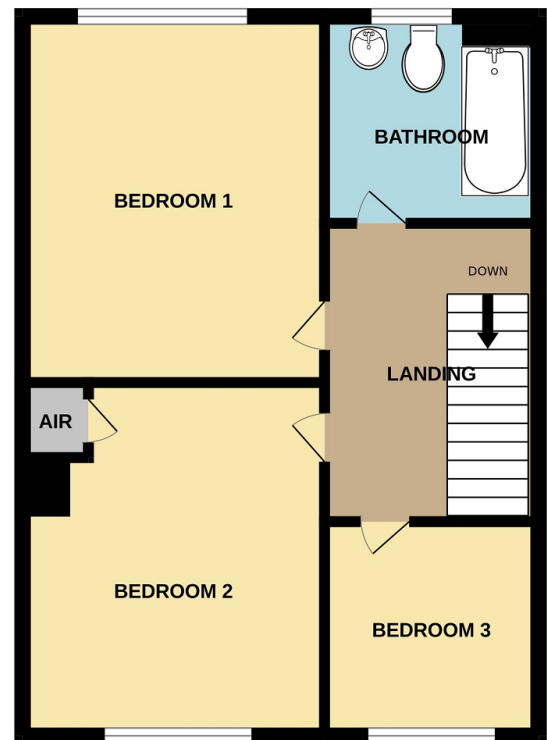
The EPC rating for this property is C69



GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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 & 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.