



**3 Glengarry, New Milton, Hampshire. BH25 6UA**

**£350,000**



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





**3 Glengarry, New Milton, Hampshire. BH25 6UA**

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A well presented end of terrace three bedroom house located in a sought after location within easy reach of New Milton Town Centre and Supermarkets. The property benefits from modern kitchen, modern shower room, ground floor cloakroom and Conservatory overlooking South facing rear garden with garage in nearby block.



## ENTRANCE PORCH (4' 10" X 3' 8") OR (1.48M X 1.11M)

Accessed via composite double glazed door front door with double glazed side screens. Ceiling light and multi-glazed door provides access to:

## ENTRANCE HALL

Coving to ceiling, two ceiling light points, double panelled radiator, power points, staircase to first floor landing, wall mounted Drayton central heating thermostat, door provides access to under stairs broom cupboard, two double opening bi-fold doors provide access to coats storage cupboard with shelf above, glazed door to kitchen and glazed door provides access to:

## SITTING ROOM/DINING ROOM (20' 6" X 14' 0") OR (6.24M X 4.26M)

Coving to ceiling, two ceiling light points, UPVC double glazed window overlooking the South facing rear garden with sliding patio doors in the dining area to conservatory. Attractive fireplace surround with inset coal effect electric fire, TV aerial point, power points, two double panelled radiators, return door to kitchen and sliding patio doors to Conservatory.

## CONSERVATORY (11' 2" X 7' 10") OR (3.40M X 2.38M)

Sitting on a cavity wall brick plinth with UPVC double glazed windows to the upper elevation under a pitched Polycarbonate roof, numerous window openers, fitted roller blinds to the South side, attractive tiled flooring, radiator with independent thermostat, fitted vertical blinds to side aspects, power points, wall light point, and double opening doors provide access to the rear garden.

## KITCHEN (12' 3" X 7' 9") OR (3.74M X 2.37M)

Coving to ceiling, four ceiling spotlights, UPVC double glazed window overlooks front garden aspect and views of Glengarry. Modern fitted Howdens kitchen in a light matt grey finish with stainless steel handles with wood grain effect work surfaces with matching upstands and fitted one and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap. Fitted eye level Lamona microwave, fitted Neff induction four ring touch hob with tiled splash back with concealed filter hood above, two downlights, eye level Neff fan assisted oven with grill and storage storage cupboard above. Two storage pan drawers beneath. Space and recess for upright fridge/freezer, space and plumbing for automatic washing machine and space and plumbing for slimline dishwasher. Laminate flooring in a wood grain effect finish, double panelled radiator, door provides access to broom/pantry cupboard and door to hallway. Power points, TV aerial point.

## CLOAKROOM

Coving to ceiling, ceiling light, single glazed window facing front aspect. Modern white suite comprising low level WC with push button flush. Wash hand basin with monobloc mixer tap with tiled splash back and vanity unit beneath. Vinyl flooring, radiator.

## LANDING (10' 2" X 3' 2") OR (3.09M X 0.96M)

Ceiling light, access to loft by pull down ladder, fully insulated loft, fully boarded with light, landing continues with power point, bi-fold door provides access to airing cupboard with factory lagged hot water cylinder and slatted shelving above, access to Drayton central heating programmer. Door provides access to:

## BEDROOM 1 (13' 3" X 10' 8") OR (4.05M X 3.26M)

Coving to ceiling, ceiling light point, UPVC double glazed window overlooking rear garden aspect, radiator with independent thermostat, two wall light points, power points, built-in wardrobe with bi-fold door providing access to hanging rail and fitted shelf within. Also has TV and power points for wall mounted TV. Telephone point.

## BEDROOM 2 (12' 3" X 9' 11") OR (3.74M X 3.03M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator with independent thermostat beneath, power points, two wall light points, TV aerial connection point, double opening bi-fold doors provide access to wardrobe with hanging rail and shelf within.

## BEDROOM 3 (10' 9" X 6' 9") OR (3.27M X 2.05M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect with double panelled radiator beneath, power points.

## SHOWER ROOM (8' 8" MAX X 6' 0" MIN) OR (2.63M MAX X 1.83M MIN)

Quality modern shower room which is fully tiled with ceiling light and UPVC double glazed window facing front aspect. Full size walk-in shower cubicle with shower screen to one side providing access to a Mira digital pumped shower with additional shower attachment. Wash hand basin with vanity unit beneath with pop-up waste and monobloc mixer tap with low level WC to one side with concealed cistern. Double opening eye level cupboard provides access to sizeable bathroom storage cupboard, ladder style heated radiator, mirror fronted double opening medicine cabinet, Vinyl flooring.

## FRONT GARDEN

From Glengarry a Tarmac path provides access to a flagstone path leading to the main front door entrance which is bordered by level lawned garden, shrub borders adjoin the property and Evergreen hedging to one side. Footpath leads to side gate in turn leading to rear garden.

## REAR GARDEN

South backing enclosed by close boarded fencing, second gate provides access to public footpath providing easy access to Tesco or the new Aldi Superstore. Garden benefits from being laid to paving for ease of maintenance with two steps up to additional level garden. The garden is bordered by flower and shrub borders and is well screened from any neighbouring properties. Gate to one corner leads rear footpath leading to Garage block. Rear garden benefits from outside lighting, outside water butt.

## GARAGE IN BLOCK

Located at the head of the cul-de-sac of Glengarry a Tarmac drive provides access between the properties and leads to a well maintained garage block of brick construction under a pitched and tiled roof built to a matching style to the main properties and the garage for this property is the second garage on the left.



## VIEWING ARRANGEMENTS

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

## DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and take approximately 5th turning right into Caird Avenue then second right into Glengarry.

## 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.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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

## COUNCIL TAX

The council tax for this property is band D

## EPC RATING

The EPC rating for this property is D67



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TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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.