



51 Davis Field, New Milton, Hampshire. BH25 6SS

Guide Price £255,000



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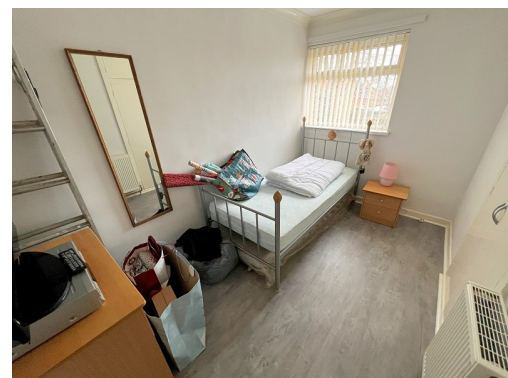
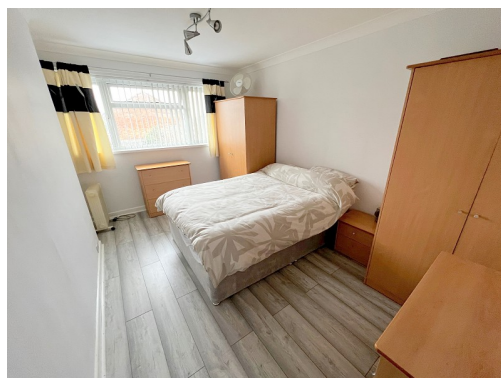




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A three bedroom mid-terrace house located in a popular residential area within a level walk of New Milton town centre. Features of the property include entrance hall, ground floor cloakroom, sitting room, separate dining room/bedroom four, Conservatory, three first floor bedrooms, shower room.



ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screen. Staircase to first floor landing, panelled radiator, two ceiling light points, under stairs storage cupboard.

CLOAKROOM

Obscure UPVC double glazed window to front elevation. Fully tiled wall surrounds, low level WC, wash hand basin, ceiling light.

CONSERVATORY (17' 2" X 7' 3") OR (5.23M X 2.22M)

UPVC double glazed double opening French doors providing access to rear garden. Wall light and power points.

SITTING ROOM (16' 0" X 11' 8") OR (4.88M X 3.56M)

Aspect to the rear elevation through UPVC double glazed French Doors with matching side screens providing access into Conservatory. Two ceiling light points, power points, TV aerial point, panelled radiator, flame effect gas fire set into a stone surround, hearth and mantel.

DINING RM/BEDROOM 4 (9' 11" X 7' 0") OR (3.03M X 2.13M)

Aspect to the front elevation through UPVC double glazed window with matching door to side providing access to Conservatory. Ceiling light, panelled radiator, power points.

KITCHEN (9' 11" X 9' 5") OR (3.03M X 2.87M)

Aspect to the front elevation through UPVC double glazed window. One and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine, tumble dryer and dishwasher. Recess for cooker, eye level storage cupboards, recess for full height fridge/freezer, fully tiled wall surrounds, tiled flooring, panelled radiator.

FIRST FLOOR LANDING

Access to loft area, ceiling light.

BEDROOM 1 (13' 2" X 8' 4") OR (4.01M X 2.54M)

Aspect to the front elevation through UPVC double glazed windows. Coved ceiling, recessed lighting, triple wardrobe unit with sliding doors and central mirror, hanging rails and shelving. Panelled radiator, power points.

BEDROOM 2 (13' 10" X 8' 11") OR (4.22M X 2.72M)

Aspect to the front elevation through UPVC double glazed window. Coved ceiling, ceiling light point, panelled radiator, power points, recessed wardrobe with storage over.

BEDROOM 3 (10' 11" X 7' 0") OR (3.33M X 2.13M)

Aspect to the rear elevation through UPVC double glazed window. Coved ceiling, ceiling light, panelled radiator, recessed wardrobe unit with additional double linen cupboard to side, power points.

SHOWER ROOM

Obscure UPVC double glazed window facing front elevation, recessed lighting, fully tiled wall surrounds, shower unit, low level WC, pedestal wash hand basin with large mirror fronted medicine cabinet with lighting. Heated towel rail.

FRONT GARDEN

The garden is enclosed behind low level brick walling and panelled fencing and is mainly laid to lawn with central path providing access to the front door.

REAR GARDEN

Paved and enclosed by close board panelled fencing. Garden shed.

VIEWING ARRANGEMENTS

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 proceed down the road and take the second turning right into Gore Road then fourth turning right into Davis Field.

WEBSITE

www.rossnicholas.co.uk

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

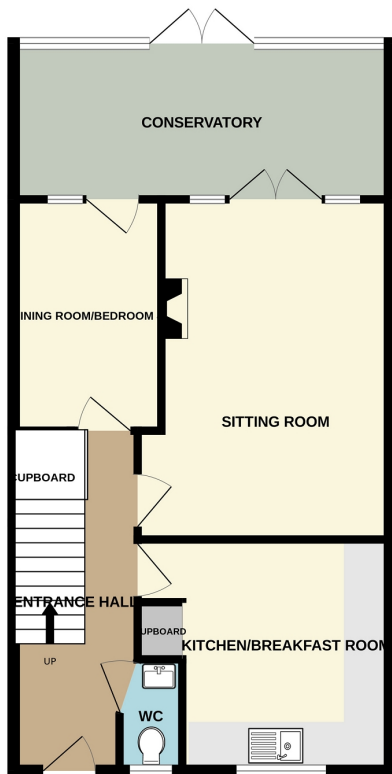
The council tax for this property is band B



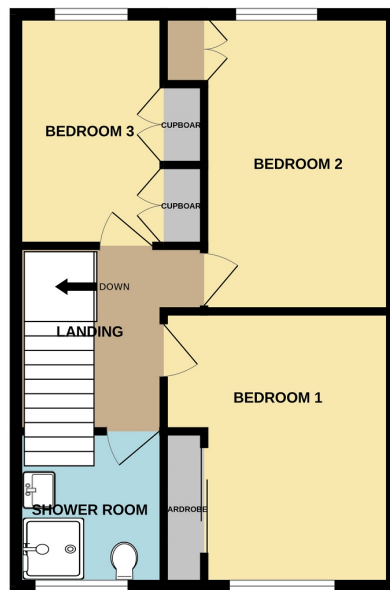
EPC RATING

The EPC rating for this property is D66

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1080 sq.ft. (100.3 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.