



3 Winchester Road, New Milton, Hampshire. BH25 5EB

£359,950



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





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A well presented three bedroom semi-detached property with modern kitchen/breakfast room, recently fitted modern bathroom, enclosed South/Westerly facing rear garden and garage.



UNDER COVER ENTRANCE

Composite double glazed door providing access to:

ENTRANCE HALL (4' 2" X 3' 1") OR (1.27M X 0.95M)

Mains voltage smoke detector, ceiling light, access to safety trip consumer unit and access to Smart meter. Modern radiator, staircase to first floor landing, door provides access to:

SITTING ROOM (15' 11" X 11' 7") OR (4.85M X 3.52M)

Attractive bay window overlooking front garden aspect with double panelled radiator beneath with independent thermostat. Attractive fireplace surround with electric coal effect fire with convector heater. Gas point to one side if required. Power points, TV aerial point, door to under stairs storage cupboard and door provides access to:

KITCHEN/BREAKFAST ROOM (14' 7" X 9' 2") OR (4.45M X 2.80M)

Smooth finished ceiling, ceiling light, UPVC double glazed window overlooking rear aspect. Modern style cream fronted kitchen with solid wood block work surfaces, single bowl sink unit with swan necked mixer tap with eye level Bosch double oven with grille with storage cupboards above and beneath, fitted Bosch four ring gas hob with tiled splash back and fitted filter hood above with cutlery drawers and pan drawers beneath. Space and plumbing for automatic washing machine. Attractive Slate Grey tiled flooring, fitted radiator, fitted slimline Bosch dishwasher, space for upright fridge/freezer, numerous power points, door provides access to pantry cupboard with window with fitted shelving and flooring continues. Tiled splashbacks to main kitchen, door provides access to:

REAR LOBBY (4' 0" X 2' 8") OR (1.21M X 0.81M)

Ceiling light, UPVC double glazed door providing direct access to garden door provides access to storage cupboard with shelving within. Door provides access to:

BATHROOM (6' 8" X 5' 10") OR (2.03M X 1.78M)

Recently modernised with modern white bathroom suite with panelled enclosed bath with mixer tap with mixer bar above with adjustable shower attachment with glazed shower screen to one side. Expelair wall mounted extractor. Wash hand basin with monobloc mixer tap and pop-up waste with vanity unit beneath. Low level WC to one side, wall mounted mirror, low voltage downlighting. Wood effect flooring, attractive chrome towel rail with radiator and opaque UPVC double glazed window facing rear aspect.

LANDING (6' 6" X 3' 1") OR (1.99M X 0.93M)

Ceiling light, mains voltage smoke detector, access to loft via roof hatch. UPVC double glazed window facing side aspect, power points, door leads to:

BEDROOM 1 (12' 2" X 11' 9") OR (3.71M X 3.57M)

Smooth finished ceiling. Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, power points, door to storage cupboard.

BEDROOM 2 (11' 6" X 7' 9") OR (3.50M X 2.35M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear garden aspect with radiator beneath with independent thermostat, power points.

BEDROOM 3 (8' 1" X 6' 7") OR (2.47M X 2.00M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect, power points, radiator with independent thermostat.

OUTSIDE

Block paved drive provides off road parking for numerous vehicles and path provides access to the front door entrance and to the detached single garage. Access to outside WC and Storage cupboard.

GARAGE

Detached prefab style garage under a corrugated/asbestos style roof and accessed via metal up and over door.

FRONT GARDEN

Well maintained box hedging to front boundary. The garden is laid to lawn with either wire fencing or hedging to neighbouring boundaries.

REAR GARDEN

Concrete patio area adjoins the property with a pergola above. The garden is laid to level lawn and benefits from a South/Westerly aspect. Enclosed by 6 ft high panel fencing, garden summerhouse to one corner, ornamental flowers and shrubs.

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 turn left at the traffic lights into Station Road proceed over the railway bridge and take the first turning right into Manor Road. Follow the road as it bears round to the left and Winchester Road will be found second on left.



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.

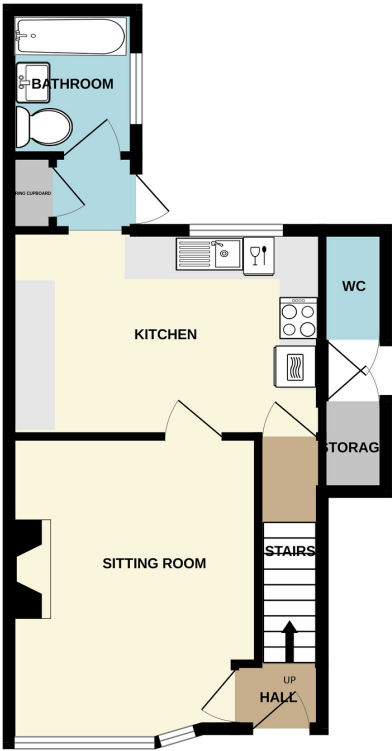
EPC RATING

The EPC rating for this property will be carried out shortly.

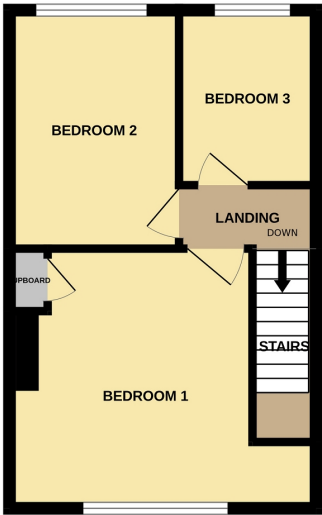
BUYERS NOTE

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.

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



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TOTAL FLOOR AREA : 749 sq.ft. (69.6 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.