



18 Powis Close, New Milton, Hampshire, BH25 6AW.

£295,000



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





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A delightful two bedroom mid-terrace property situated within easy reach of New Milton Town Centre. This is the first time the property has come to the market since it was built and has been well maintained over the years. The property has a spacious kitchen/diner separate sitting room shower room easy to manage gardens and a leasehold garage in a block.



ENTRANCE PORCH (4' 5" X 4' 9") OR (1.34M X 1.46M)

Accessed via UPVC double glazed door with double glazed windows to one side. UPVC double glazed door provides access to:

ENTRANCE HALL (4' 0" X 4' 4") OR (1.23M X 1.33M)

Ceiling light point smoke detector modern style radiator telephone point power point staircase to first floor landing door provides access to:

SITTING ROOM (13' 8" X 13' 3") OR (4.16M X 4.04M)

Ceiling light point smoke detector modern UPVC double glazed window facing front aspect overlooking the garden and street scene. Modern single panelled radiator beneath wall mounted gas fire TV aerial connection point fitted shelving to one side of chimney breast door provides access to:

OPEN PLAN KITCHEN/LIVING/DINING ROOM (17' 0" X 10' 4") OR (5.18M X 3.14M)

Dining area with LED ceiling strip light UPVC double glazed window overlooking courtyard rear garden with radiator beneath power point telephone point and room continues to kitchen with LED ceiling strip light comprehensive range of eye level and floor mounted kitchen units with laminated roll top work surfaces with fitted four ring Hotpoint gas hob with fan assisted Creda electric oven beneath with digital clock. One and a half bowl sink unit with single drainer with chrome effect mixer tap Indesit floor standing washing machine Hotpoint upright fridge/freezer Homemark filter hood tiled splash backs UPVC double glazed window overlooking rear garden aspect with adjoining double glazed door floor standing gas fired central heating boiler with digital central heating programmer to one side. Under stair recess and storage cupboard. Island unit power points.

LANDING (8' 2" X 3' 0") OR (2.50M X 0.91M)

Ceiling light smoke detector access to loft with pull down loft ladder which benefits from light door leads to:

BEDROOM 1 (13' 8" X 11' 10") OR (4.16M X 3.60M)

Ceiling light point modern UPVC double glazed window facing front aspect with double panelled radiator beneath. Range of fitted wardrobes to one wall and chest of drawers bi-fold door provides access to over stairs shelved storage cupboard power points.

BATHROOM 2 (10' 1" X 10' 0") OR (3.07M X 3.04M)

Ceiling light point UPVC double glazed window facing rear aspect modern style radiator beneath double opening doors provide access to airing cupboard housing the factory lagged hot water cylinder with slatted shelving above and also the pump for the power shower in the main shower room. Range of fitted storage cupboards to one side including mirror nest of four drawers with concealed lighting Power points.

SHOWER ROOM (6' 8" X 6' 8") OR (2.03M X 2.02M)

Ceiling light opaque UPVC double glazed window facing rear aspect. Modern corner shower cubicle with sliding glazed door providing access to thermostatically controlled shower mixer bar which is pumped with adjustable shower attachment. Low level WC with push button flush wash hand basin with hot and cold tap chrome effect heated towel rail wall mounted convector heater tiling mainly to full height.

OUTSIDE

Concrete path provides access to front door entrance garden is laid for easy maintenance laid to lawn with gravel borders.

REAR GARDEN

Once again designed for easy maintenance laid to paving and enclosed by panelled fencing to three sides with picket gate leading to rear passage.

GARAGE (16' 10" X 7' 1") OR (5.14M X 2.16M)

The property benefits from a leasehold garage in a block under a flat felted roof with up and over door. The vendor informs us there is a peppercorn rent paid annually for the garage. Upon agreeing a sale the purchasers solicitor should be instructed to raise this with the sellers solicitor.

VIEWING ARRANGEMENTS

All measurements quoted are approximate and for general guidance only. The fixtures fittings services and 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.

DIRECTIONAL NOTE

From the town centre traffic lights turn left into Station Road and continue until reaching the first turning right Osborne Road taking fifth turning right into Warwick Avenue then first right into Powis Close.

WEBSITE

www.rossnicholas.co.uk

PEASE NOTE

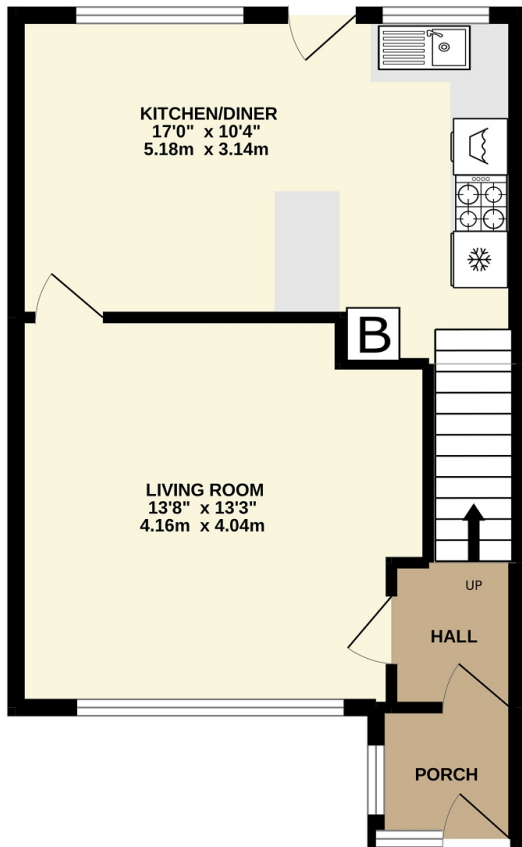
All measurements quoted are approximate and for general guidance only. The fixtures fittings services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

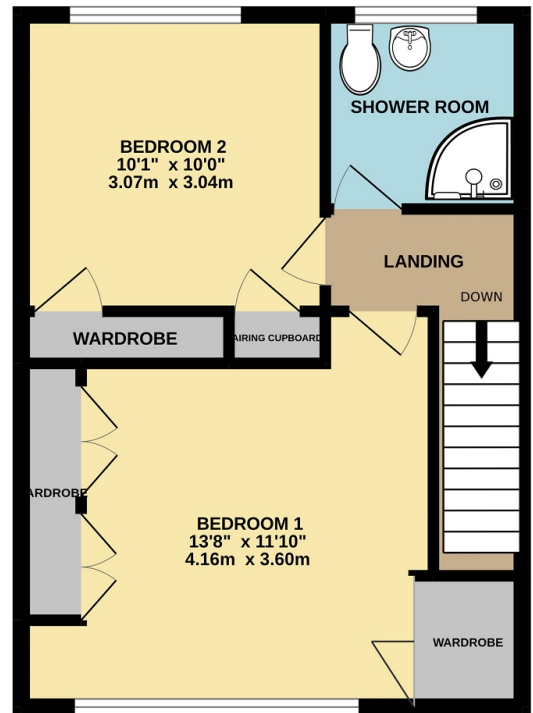
The EPC rating for this property is D57.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 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.