



The Cottage 7 Parkside Walk, New Milton, Hampshire. BH25 6JW

£235,000



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





The Cottage 7 Parkside Walk, New Milton. BH25 6JW

£235,000

A unique opportunity to purchase a one bedroom bungalow situated in the heart of New Milton and offering numerous features including courtyard garden, entrance hall, sitting room, large kitchen/breakfast room, shower room, Oak doors, allocated parking, Sole Agents, vacant possession.



ENTRANCE HALL

Accessed via composite front door, smooth finished ceiling, ceiling light, smoke detector.

SHOWER ROOM

Smooth finished ceiling, recessed lighting, extractor fan, low level WC, wall mounted wash hand basin with storage beneath, monobloc mixer tap and mirror fronted medicine cabinet over. Heated towel rail, double shower cubicle with glazed shower screen, thermostatically controlled shower with rain effect shower head and hand held shower attachment. Tiled flooring.

SITTING ROOM (13' 8" X 7' 10") OR (4.16M X 2.40M)

Double opening UPVC double glazed door providing access onto private courtyard. Recessed lighting, power points, TV aerial point, Internet connection. Cupboard housing Glow Worm gas fired boiler. Open way through to:

KITCHEN/DINING ROOM (11' 1" X 17' 9") OR (3.38M X 5.40M)

Vaulted ceiling with double glazed Velux windows and additional UPVC double glazed double opening French doors providing views and access onto courtyard garden. Smooth finished ceiling, one and a half bowl sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated dishwasher, fitted stainless steel electric oven with four ring electric hob and extractor fan over. Integrated fridge and freezer, part tiled wall surrounds, eye level storage cupboards.

BEDROOM (11' 1" X 9' 2") OR (3.38M X 2.80M)

Vaulted ceiling with double glazed Velux window and UPVC double glazed French doors providing views and access onto courtyard garden. Power points, TV aerial point.

OUTSIDE

There is a raised flower bed and artificial grass to the front boundary with a paved pathway leading to private gate that gives access to:

COURTYARD GARDEN

Enclosed behind brick wall giving seclusion, paved throughout with metal garden store.

ALLOCATED PARKING

2 Allocated Parking Spaces.

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 and proceed along Station Road. After approximately 150 metres turn left into Parkside Walk, bear left and the timber gate will provide access to the courtyard garden.

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.

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.

COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is C79



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 506 sq.ft. (47.0 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.