

5 Duart Court, New Milton, Hampshire. BH25 6BW

£295,000







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



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A three bedroom terraced property located within easy reach of New Milton town centre and schooling. Features of the property include sitting room, dining area kitchen, cloakroom, bathroom, gardens and garage.







UNDERCOVER PORCH
Provides access to newly installed composite double glazed door.



ENTRANCE HALL (15' 5" X 5' 11") OR (4.71M X 1.80M)
Staircase to first floor landing, radiator, power point, under stairs storage cupboard which provides access to fuse box and electric meter also gas meter. Door provides access to:

SITTING ROOM/DINING ROOM (14' 7" X 10' 8") OR (4.44M X 3.25M)
Coved and textured ceiling, ceiling light point, newly installed double glazed window facing front garden, radiator beneath, TV aerial point, power points, attractive stone hearth with floor standing electric wood burning effect stove convector heater. Concrete mantel above, power point. Archway provides access to:

DINING AREA (9' 1" X 8' 6") OR (2.77M X 2.58M)
Benefits from radiator, ceiling light point, newly installed sliding patio doors provide access to rear garden.



KITCHEN (8' 4" X 8' 1") OR (2.55M X 2.47M)
Ceiling light point, comprehensive range of eye level and floor mounted kitchen units with laminated wood block effect roll top work surfaces. Circular sink with drainer to one side with monobloc mixer tap, space and plumbing for automatic washing machine, fitted ceramic Hotpoint hob, fitted stainless steel fan assisted oven beneath and filter hood above. Power points, space for upright fridge/freezer, floor standing boiler, Vinyl flooring, newly installed UPVC double glazed window facing rear aspect with double glazed door leading to rear garden.

CLOAKROOM (5' 1" X 2' 6") OR (1.55M X 0.77M)
Ceiling light point, wall mounted extractor, low level WC, corner wash hand basin with tiled splash back. Fitted shelving, mirror.

FIRST FLOOR LANDING (8' 11" X 5' 8") OR (2.73M X 1.73M)
Access to loft via loft hatch, smoke detector, ceiling light point, power point, door provides access to airing cupboard and to hot water cylinder with slatted shelving above with fitted immersion heater and door provides access to:



BEDROOM 1 (13' 2" X 10' 0") OR (4.02M X 3.04M)
Coved and textured ceiling, ceiling light point, newly installed UPVC double glazed window facing front aspect with radiator beneath, power points, double opening storage wardrobe with hanging rail and shelf above.

BEDROOM 2 (9' 11" X 10' 0") OR (3.01M X 3.04M)
Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect, radiator beneath, power points, built-in double opening wardrobe with hanging rail and shelf within.

BEDROOM 3 (6' 9" X 9' 4") OR (2.05M X 2.85M)
Textured ceiling, ceiling light point, UPVC double glazed window facing front aspect, power point, radiator.

BATHROOM (6' 9" X 6' 2") OR (2.06M X 1.88M)
Ceiling light, UPVC double glazed window facing rear aspect. Low level WC, pedestal wash hand basin, panelled enclosed bath with electric Triton shower above with pull across shower curtain. Radiator, wall mounted mirror.

OUTSIDE
The front garden is laid to lawn with ornamental shrubs with the grass area located adjacent to the property up to the hedge also being part of the property.

REAR GARDEN
Accessed from the property or via gate from rear passage. Laid to lawn benefiting from a Southerly aspect with dense hedging to the rear boundary providing screening from neighbouring properties.

VIEWING ARRANGEMENTS
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 our Office in Old Milton Road cross over at the traffic lights into Ashley Road and proceed until reaching High Ridge Crescent on the right. Then turn right into Willowdene Close proceed to the end of the road and Duart Court is located on the left-hand side.

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.

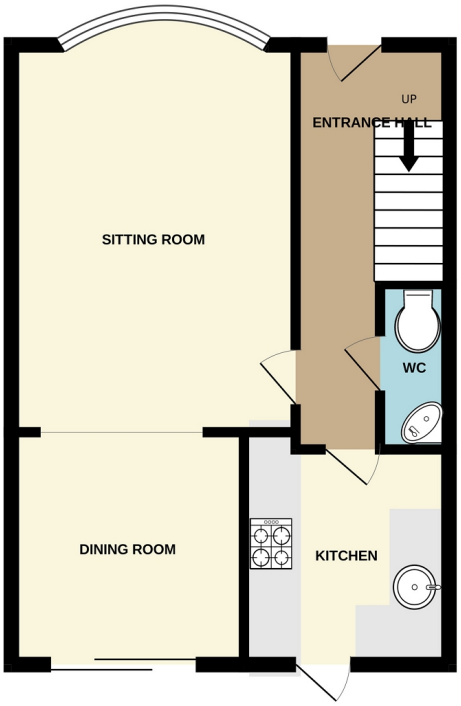
BUYERS NOTE
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE
The resale tenure for this property is Freehold

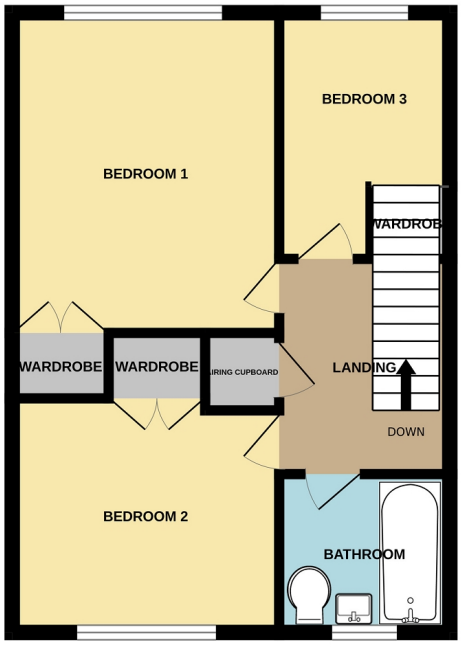
COUNCIL TAX
The council tax for this property is band C

EPC RATING
The EPC rating for this property is E52

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 794 sq.ft. (73.7 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.