



35 Fawn Gardens, New Milton, Hampshire. BH25 5GJ

Guide Price £375,000



Ross Nicholas & Company Limited
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BH25 6DQ
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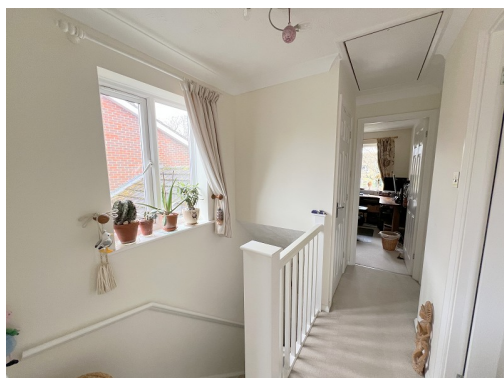




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A well presented three bedroom semi-detached house located in a quiet cul-de-sac location and offering numerous features including driveway and attached garage. Entrance hall, downstairs cloakroom, sitting room, kitchen/breakfast room, bathroom and larger than average gardens. Sole Agents



ENTRANCE HALL

Accessed via a composite front door, ceiling light and consumer unit.

CLOAKROOM

Obscure window to front elevation, ceiling light, pedestal wash hand basin with tiled splash back, panelled radiator, low level w.c.

SITTING ROOM (16' 7" X 15' 2" MAX) OR (5.06M X 4.62M MAX)

Aspect to the front elevation through UPVC double glazed bay window, ceiling light, staircase to first floor, two panelled radiators, T.V Ariel point and power points.

KITCHEN BREAKFAST ROOM (15' 1" X 9' 3") OR (4.60M X 2.82M)

Aspect to the rear elevation through UPVC double glazed window over looking garden, smoothed finished ceiling, ceiling light, round single bowl sink unit with monobloc mixer tap set in to a wood work surface extending along three walls with a range of base drawers and cupboards beneath. Fitted Bosch electric oven, four ring gas hob with canopy extractor fan over. Pull out larder cupboard and corner carousel unit. Recess for washing machine, eye level storage cupboards one of which housing Vaillant gas fired boiler with programmer and time clock below. Power points and sliding patio doors providing access to garden.

LANDING

Aspect to the side elevation through UPVC double glazed window, ceiling light, smoke detector, large hatch to loft with pull down ladder, light and boarding. Airing cupboard housing pre-lagged hot water cylinder with fitted immersion, heater and slatted shelving.

BEDROOM 1 (11' 6" X 8' 11") OR (3.50M X 2.72M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points, triple wardrobe with hanging rails, shelving and sliding doors.

BEDROOM 2 (12' 2" X 8' 5") OR (3.70M X 2.56M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator and power points.

BEDROOM 3 (8' 11" X 6' 6") OR (2.72M X 1.98M)

aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator and power points.

BATHROOM (6' 5" X 6' 0") OR (1.95M X 1.84M)

Obscure UPVC double glazed window to front, smoothed finished ceiling recessed lighting, extractor fan, heated towel rail, fully tiled wall and floor surrounds, panelled bath unit with tiled side, button control shower and bath filler, low level w.c, wash bowl with monobloc mixer tap and storage area beneath.

FRONT GARDEN

Mostly laid to lawn with shrub and flower beds. a pathway provides access to the front door and a driveway provides off road parking for approximately two cars and access to:

GARAGE (17' 0" X 8' 6") OR (5.17M X 2.60M)

Remote controlled roller door, power and light, high ceiling and eaves storage. A door provides access to:

REAR GARDEN

There is a paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn. Selection of shrub and flower beds. Pathway extends to the rear boundary where there is large raised fruit and vegetable beds. The garden is enclosed behind close board panelled fencing, outside water tap and lighting. Within the garden there is a shed and small greenhouse.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down Old Milton Road and take the second turning right into Gore Road. Proceed for approximately half a mile and turn right into Stem Lane. Proceed up Stem Lane and continue until reaching Antler Drive on the right and take the fourth turning right into Fawn Gardens.

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 AI is sometimes used to enhance. It cannot be inferred that any item shown in the photographs are included with the property.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

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.

COUNCIL TAX

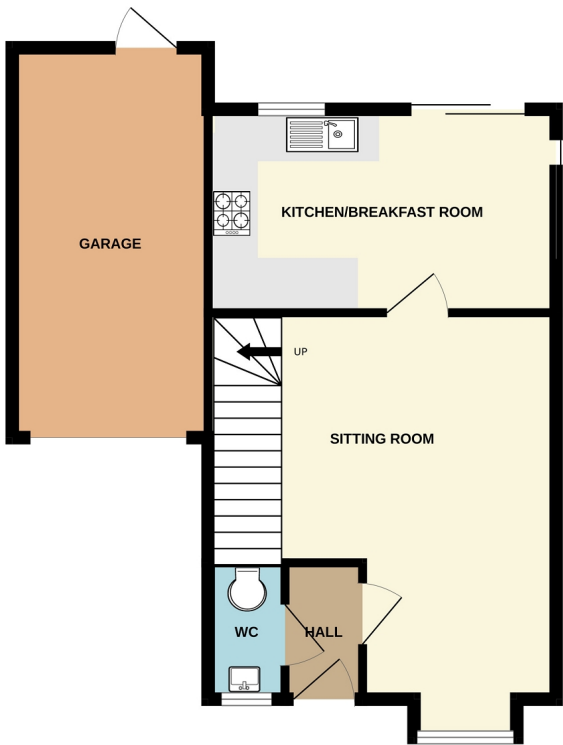
The council tax for this property is band D



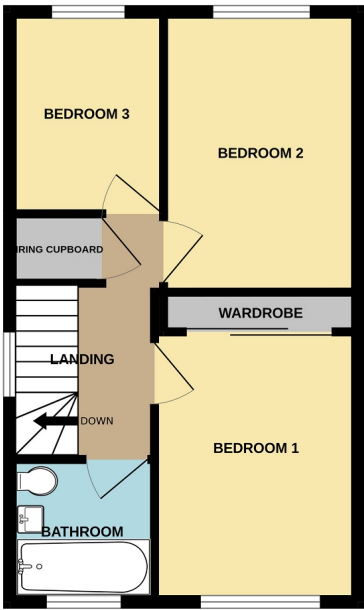
EPC RATING

The EPC rating for this property is C72

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 931 sq.ft. (86.5 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.