



**30 Eastlands, New Milton, Hampshire. BH25 5PH**

**£219,950**



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





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A two bedroom end of terrace house designed for the under 35's and situated in a convenient position within a level walk to New Milton town centre with Tesco and Aldi superstores being within a short distance. Features of the property include Entrance Porch, Sitting Room, Dining Area, Kitchen, Bathroom, gardens, Sole Agents, end of chain.



## ENTRANCE PORCH

Accessed via composite front door, Ceiling light, storage cupboard. Door leading to:

## SITTING ROOM (13' 3" X 10' 6") OR (4.04M X 3.21M)

Staircase to first floor landing, ceiling light, aspect to the front elevation through UPVC double glazed window. Power points, open way through to:

## DINING ROOM (9' 4" X 7' 8") OR (2.85M X 2.33M)

Ceiling light, double opening UPVC double glazed French Doors providing both views and access onto rear garden. Power points, door leading to:

## KITCHEN (9' 4" X 6' 7") OR (2.85M X 2.01M)

Aspect to the rear elevation through the UPVC double glazed window. Ceiling light, one and a half bowl stainless steel sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for three quarter height fridge/freezer and washing machine. Fitted stainless steel electric oven with four ring electric hob and extractor fan over. Eye level storage cupboards, part tiled wall surrounds, power points.

## LANDING

Ceiling light, hatch to loft area, wall mounted electric heater, airing cupboard housing pre-lagged hot water cylinder with fitted immersion.

## BEDROOM 1 (14' 5" MAX X 8' 8") OR (4.40M MAX X 2.65M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, power points. Large double wardrobe with hanging rail and shelving.

## BEDROOM 2 (10' 6" X 6' 7") OR (3.19M X 2.01M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, power points.

## BATHROOM (7' 9" X 5' 3") OR (2.35M X 1.61M)

Obscure UPVC double glazed window facing rear garden. Panelled bath unit with monobloc mixer tap and wall mounted Mira shower unit, glazed shower screen, low level WC with concealed cistern. Wash hand basin with monobloc mixer tap, storage beneath and display area to side.

## OUTSIDE

The front garden is designed for easy maintenance with central paved pathway providing access to the front door.

## REAR GARDEN

Once again designed for easy maintenance being mainly shingled and enclosed behind both panelled and close boarded fencing. A personal gate provides access to a parking area. Within the garden is a timber shed.

## LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the maintenance fee is £437.00 per annum, the ground rent is £85.00 and there are approximately 154 years remaining on the lease.

## 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 proceed over the traffic lights into Ashley Road and take approximately 5th turning right into Caird Avenue. Follow the road past Aldi and Tesco and just before you reach A337 turn right into Eastlands.

## PLEASE NOTE

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

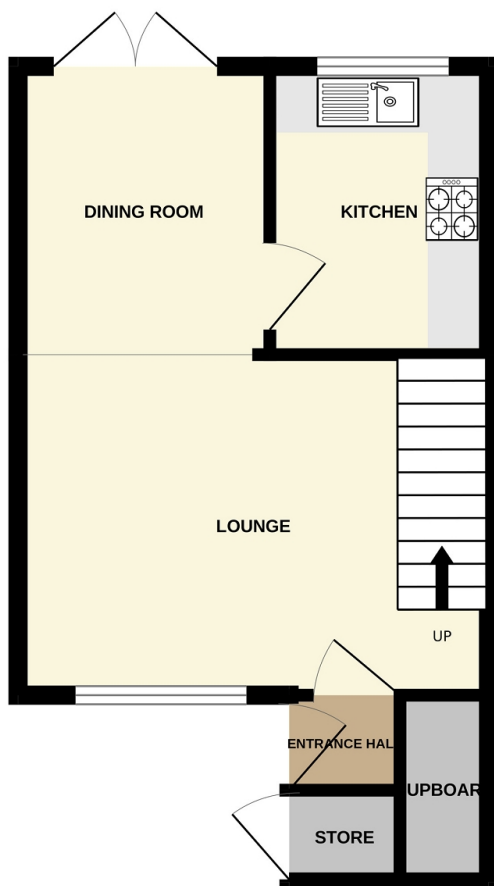
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes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

## COUNCIL TAX

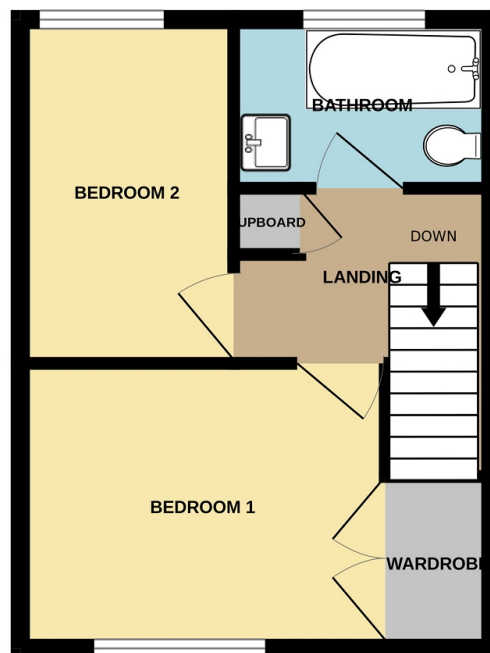
The council tax for this property is band B



GROUND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 594 sq.ft. (55.2 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.