



56 Antler Drive, New Milton, Hampshire. BH25 5GG

£249,950



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





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A well presented two bedroom Crest built town house occupying a quiet cul-de-sac position. Features of the property include a South facing rear garden and a allocated car parking space with additional outside parking within the close.



ENTRANCE PORCH

With UPVC double glazed entrance door giving access to:

ENTRANCE HALL

With door to living room, stairs to first floor landing, textured ceiling, wall mounted fusebox, radiator, power point.

LOUNGE (14' 8" X 8' 4") OR (4.47M X 2.54M)

11'8" into open under stairs area. UPVC Double glazed window to front elevation, radiator, power points, TV point, telephone point, textured ceiling, door through to:

KITCHEN/BREAKFAST ROOM (11' 7" X 7' 3") OR (3.53M X 2.21M)

Work surface areas to three walls, stainless steel inset sink, range of floor standing and wall mounted cupboards, floor standing electric cooker, extractor fan, space and plumbing for washing machine, space for fridge/freezer, tiled splashbacks, wall mounted cupboard housing gas fired boiler, large storage cupboard with shelving, textured ceiling, power points, double glazed window to rear elevation, further UPVC double glazed door through to rear garden and patio.

FIRST FLOOR LANDING

With doors off to both bedrooms and bathroom, access to loft space, textured ceiling.

BEDROOM 1 (10' 0" X 9' 8") OR (3.05M X 2.95M)

With UPVC double glazed window to front elevation, radiator, textured ceiling, power points, double door built in wardrobe with hanging rail and shelving, further built in single door airing cupboard with shelving.

BEDROOM 2 (11' 8" X 7' 3") OR (3.56M X 2.21M)

With UPVC double glazed window to rear aspect, radiator, textured ceiling, power points, telephone point.

BATHROOM

Fitted suite comprising panelled enclosed bath, low level flush WC, pedestal wash hand basin, tiled splashbacks, extractor fan.

OUTSIDE

A pathway leads to the front entrance door with lawn to one side and flower bed to adjacent. Immediately to the rear of the property is a large paved patio which continues to pea shingle, a pathway leads to the end of the garden, timber fencing, a timber gate provides rear access and leads to parking area.

VIEWING ARRANGEMENT

All viewing's are strictly by appointment through Ross Nicholas & Company 01425 625500 www.rossnicholas.co.uk.

COUNCIL TAX

Local authority reference number 691020560. Tax Band C.

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

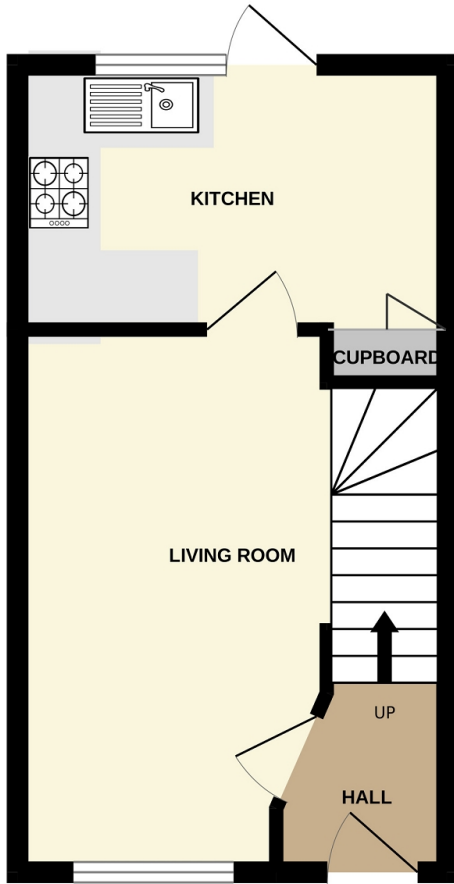
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

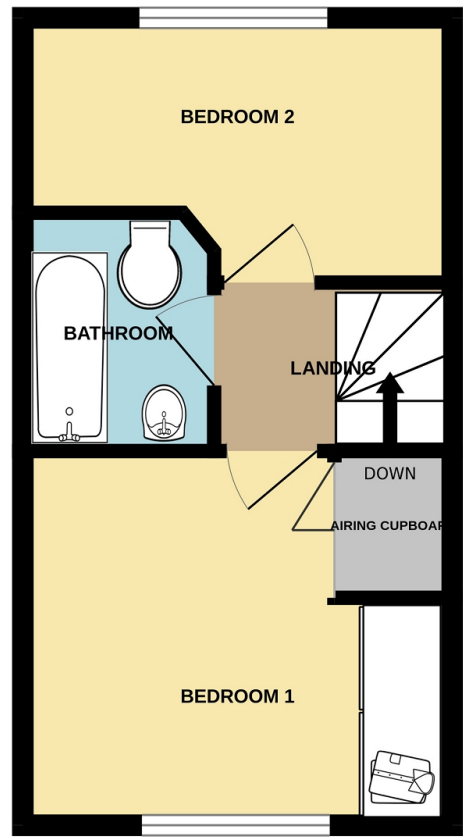
The EPC rating for this property is band C.



GROUND FLOOR



1ST FLOOR



ROSS NICHOLAS 01425 625500

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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