

126 Marryat Road, New Milton, Hampshire. BH25 5JF

£318,500







Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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A well presented three bedroom end of terrace property situated in a convenient location for New Milton town centre, mainline railway and local schools. Features of the property include entrance porch, sitting room, dining area, kitchen, conservatory, shower room, gardens and garage.







ENTRANCE PORCH (5' 6" X 3' 4") OR (1.68M X 1.01M)
Accessed via UPVC double glazed front door, ceiling light point, consumer unit and door provides access to:



SITTING ROOM (15' 8" X 14' 0") OR (4.77M X 4.27M)
Comprises of ceiling light point, UPVC double glazed window overlooking the front garden aspect, radiator, door provides access to under stairs storage cupboard, half turn staircase to first floor landing, two ceiling light points, power points, Drayton central heating thermostat, telephone point, TV aerial point and room continues to provide access to Dining Room area.

DINING AREA (7' 11" X 8' 11") OR (2.41M X 2.73M)
Ceiling light point, radiator, sliding patio doors provide access to Conservatory and opening provides access to:

KITCHEN (8' 5" X 7' 4") OR (2.56M X 2.24M)
Ceiling light, UPVC double glazed window facing rear aspect. Modern gloss white fronted kitchen units with laminated wood grain effect work surfaces with fitted four ring gas hob in stainless steel finish with extractor fan over and Beko fan assisted oven and grill beneath. Integrated Indesit dishwasher, space and plumbing for automatic washing machine, space for upright fridge/freezer, attractive tiled splash backs, wood effect flooring and Potterton gas fired central heating boiler.



CONSERVATORY (12' 10" X 11' 10") OR (3.91M X 3.61M)
Victorian style Conservatory with pitched vaulted roof with ceiling light and fan with roof vent, numerous double glazed windows with window openers to two sides, double opening doors provide access to patio garden. Wood effect vinyl flooring and power points.

LANDING (6' 3" X 12' 2") OR (1.90M X 3.70M)
Ceiling light point, smoke detector, access to loft via loft hatch, door to airing cupboard housing pre-lagged hot water cylinder and door provides access to:

BEDROOM 1
UPVC double glazed window facing rear aspect, ceiling lights and power points.

BEDROOM 2 (7' 3" X 5' 7") OR (2.21M X 1.69M)
Ceiling light, UPVC double glazed window facing front aspect, two double opening wardrobes with chest of drawers and power points.



BEDROOM 3 (11' 3" X 8' 4") OR (3.42M X 2.53M)
Ceiling light point, UPVC double glazed window facing front aspect and radiator.

SHOWER ROOM (7' 3" X 6' 7") OR (2.20M X 2.01M)
Ceiling light point, UPVC double glazed window facing rear aspect. White suite comprising low level WC with push button flush. Wash hand basin with storage beneath and display shelf and mirror above and Mira advanced electric shower with adjustable shower attachment with self draining floor, radiator incorporating towel rail and ceiling extractor.

GARAGE
A shared driveway provides off road parking and in turn leads to the semi-detached garage. The garage is of brick construction under a pitched and tiled roof benefiting from light and power with outside security light illuminating the driveway entrance. Additional parking bays adjacent.



FRONT GARDEN
Totally enclosed more like a rear garden. Laid to lawn and of good size with panelled fencing or Evergreen 6 foot high fencing and a pathway leads to the front door

REAR GARDEN
The rear garden is compact in size enclosed by 6 foot high panelled fencing or brick walling. Outside water tap, raised flower beds, mainly laid to paving or gravel areas for ease of maintenance.

DIRECTIONAL NOTE
From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane taking the first turning left into Avenue Road turn right into Kennard Road third left into Kennard Court which leads into Marryat Road.

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.

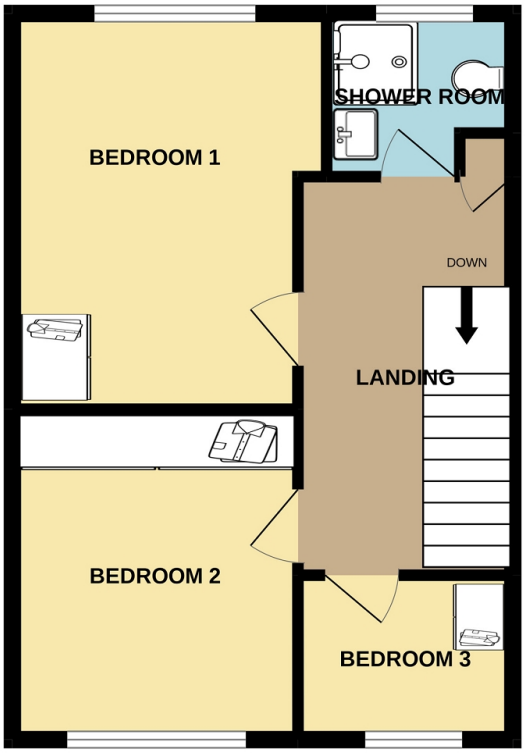
COUNCIL TAX
The council tax for this property is band C

EPC RATING
The EPC rating for this property is D59

GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.





TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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