



6 Inglewood Drive, New Milton, Hampshire. BH25 6TT

£349,000



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





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A well presented two double bedroom semi-detached bungalow conveniently situated within a short walk of New Milton Town Centre and offering numerous features including Kitchen/Breakfast Room, Sitting Room, Inner Hall, Bathroom, large loft, gardens, Garage in nearby block, Vacant possession, Sole Agents.



ENTRANCE

Recessed Entrance with outside light, Quarry tiled flooring, UPVC double glazed door leading to:

KITCHEN BREAKFAST ROOM (16' 10" X 10' 9") OR (5.13M X 3.28M)

Vaulted ceiling with double glazed Velux windows and additional aspect to the front elevation through UPVC double glazed window, single bowl, single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Fitted electric Whirlpool oven, four ring gas hob with extractor fan over, eye level storage cupboards, recess for under counter fridge, part tiled wall surrounds, eye level storage cupboards, panelled radiator, power points, ceiling light.

SITTING ROOM (16' 10" X 10' 9") OR (5.13M X 3.28M)

Aspect to the rear elevation through UPVC double glazed French doors providing both views and access onto rear garden. Ceiling light, gas fire with Baxi rear boiler, TV aerial point, double panelled radiator.

INNER HALL (10' 4" X 3' 5") OR (3.16M X 1.03M)

Airing cupboard housing lagged hot water cylinder with fitted immersion heater and slatted shelving surrounding. Thermostatic control for central heating, ceiling light.

BEDROOM 1 (13' 1" X 9' 7") OR (3.99M X 2.93M)

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

BEDROOM 2 (9' 7" X 8' 10") OR (2.93M X 2.69M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator, power points, recessed double wardrobe with folding door, hanging rail and shelf. Hatch to loft area with pull-down ladder leading to large loft which is partly boarded, insulated and light.

BATHROOM (6' 8" X 6' 3") OR (2.02M X 1.90M)

Obscure UPVC double glazed window to side, ceiling light, part tiled wall surrounds, panelled bath with monobloc mixer tap and hand held shower attachment, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath, tiled flooring, heated towel rail, wall mounted mirror fronted medicine cabinet.

OUTSIDE

The front garden has two areas of lawn with a central paved pathway leading to the front door. Outside gas and meter cupboards.

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind close board fencing and benefits from large summerhouse/cabin and garden shed behind. Outside lighting and water tap. A personal gate leads to pathway which in turn leads to garage.

GARAGE IN BLOCK

Situated in nearby block with up and over door.

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. Proceed until reaching Caird Avenue on the right then take the first turning right off Caird Avenue into Inglewood Drive.

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

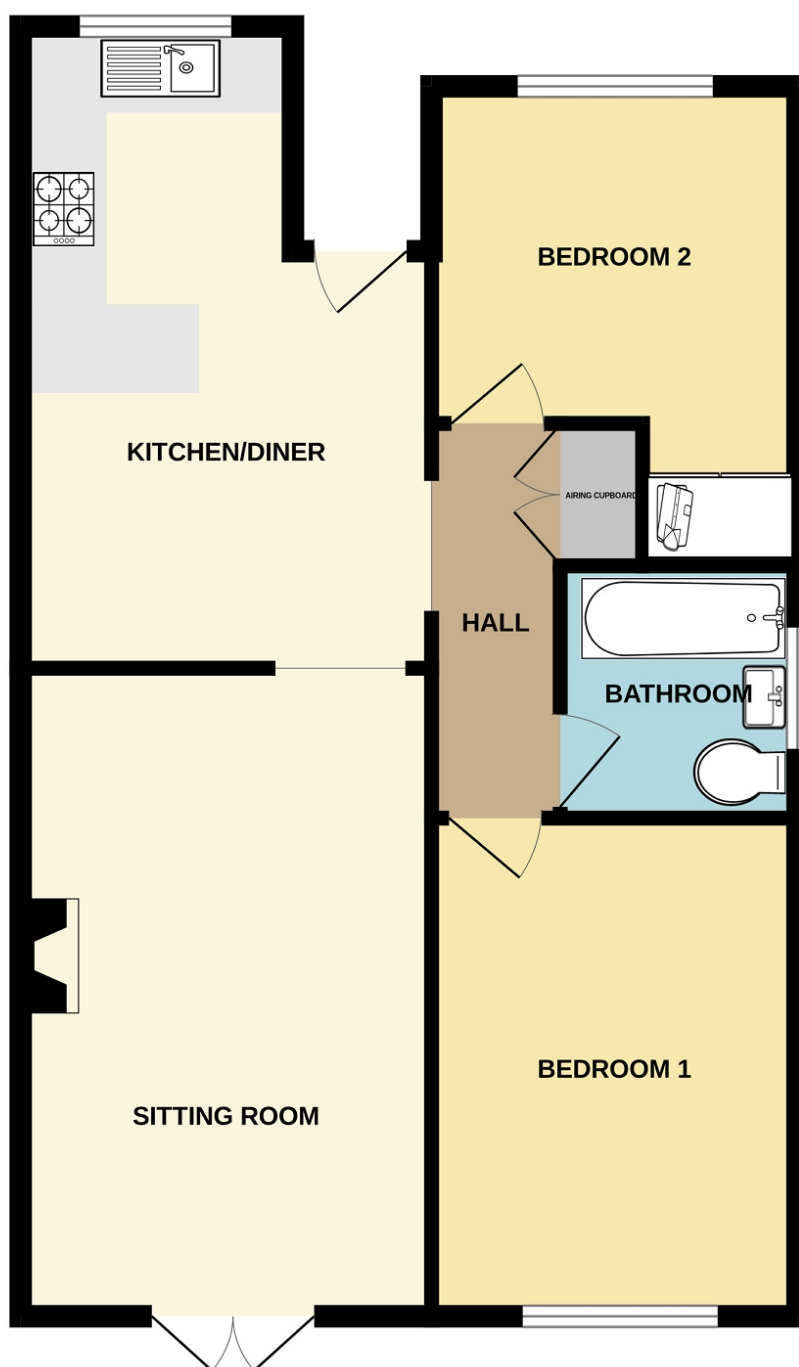
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes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



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 651 sq.ft. (60.5 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.