



55 Gainsborough Avenue, New Milton, Hampshire. BH25 5HU

£475,000



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





55 Gainsborough Avenue, New Milton. BH25 5HU

£475,000

A very well presented two double bedroom detached bungalow located at the head of a quiet cul-de-sac location. Features of the property include Sitting Room, Kitchen/Breakfast Room, modern Bathroom, off road parking for numerous cars, Garage/Gym, additional cabin/garden store and a South/Westerly facing garden.



ENTRANCE

Accessed via a composite front door with openway through to:

SITTING ROOM (20' 3" X 11' 0") OR (6.17M X 3.36M)

Aspect to the side elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, TV aerial point, power points, Oak flooring, sliding patio doors providing both views and access onto rear elevation. Openway through to:

KITCHEN/BREAKFAST ROOM (13' 11" X 9' 5") OR (4.25M X 2.88M)

Aspect to the rear elevation through UPVC double glazed window. Two ceiling light points, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated stainless steel electric oven with matching four ring gas hob and stainless steel extractor fan over, recess for dishwasher, washing machine and full height fridge/freezer, part tiled wall surrounds, eye level storage cupboards and UPVC double glazed door to side elevation.

BEDROOM 1 (12' 4" X 11' 6") OR (3.75M X 3.51M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, power points, connections for wall hung television.

BEDROOM 2 (9' 7" X 9' 6") OR (2.91M X 2.90M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points.

HALLWAY

Open hall housing modern Worcester/Bosch gas fired boiler and shelving, hatch to loft area with pull down ladder.

BATHROOM (7' 10" X 6' 1") OR (2.38M X 1.86M)

Obscure UPVC double glazed window to side, smooth finished ceiling, recessed lighting, P shaped bath unit with monobloc mixer tap and wall mounted thermostatically controlled shower, low level WC, pedestal wash hand basin with monobloc mixer tap, heated towel rail, tiled wall surrounds.

OUTSIDE

The front elevation is designed for easy maintenance allowing off road parking for 8 - 9 cars. Selection of flower beds. Side elevations are enclosed behind panelled fencing and the driveway continues along the side elevation providing access to the detached garage.

DETACHED GARAGE

Currently used as a gym with up and over door, pitched roof, power and light.

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 panelled fencing. One of the main features of the property is a Cabin/Office with two windows to the side and central double opening doors, power and outside lighting.

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 turn left at the traffic lights into Station Road and proceed over the railway bridge turning right into Brook Avenue. Continue along this road until reaching Brook Avenue North and take the second turning left into Gainsborough Avenue following this road until almost the end where the property will be found on the left-hand side.

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

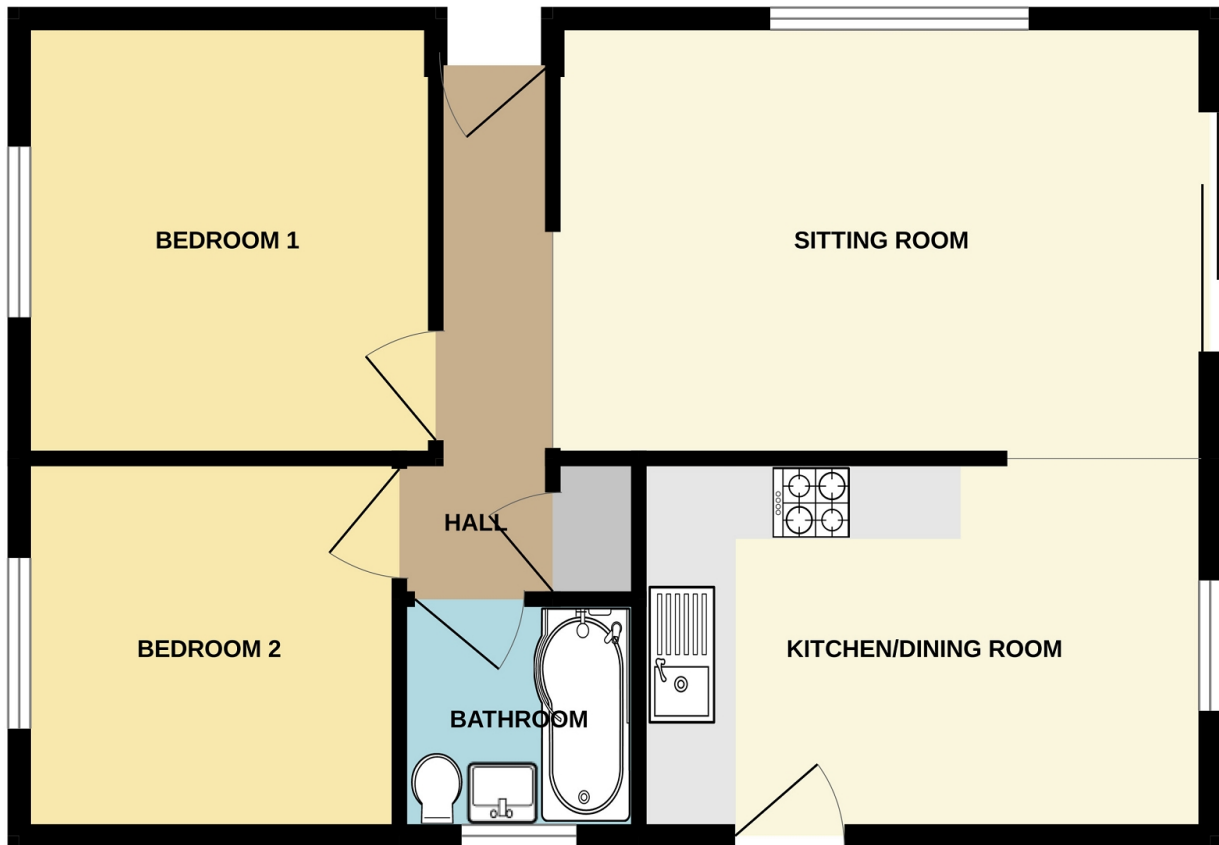
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes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

COUNCIL TAX

The council tax for this property is band D



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 615 sq.ft. (57.1 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.
Made with Metropix ©2026

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk