



11 Peckham Avenue, New Milton, Hampshire. BH25 6SL

Guide Price £385,000



Ross Nicholas & Company Limited
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BH25 6DQ
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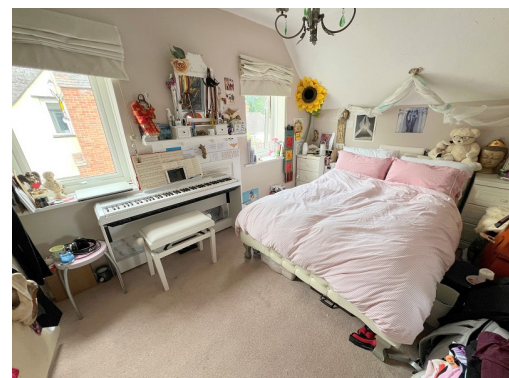




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A well presented three bedroom semi-detached character house located within a short walk of New Milton Town Centre in a quiet cul-de-sac location. Features of the property include Entrance Hall, Sitting Room, Separate Dining Room, Kitchen/ Breakfast Room, Ground Floor Cloakroom, small Conservatory/Utility Room, Shower Room, two driveways for off road parking and gardens.



COVERED ENTRANCE

UPVC double glazed front door providing access to:

ENTRANCE HALL

Staircase to first floor landing, ceiling light, panelled radiator, power points, telephone point.

SITTING ROOM (12' 3" X 13' 0") OR (3.74M X 3.96M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, TV aerial point, power points, panelled radiator, electric fire, stone surround, hearth and wooden mantel.

KITCHEN/BREAKFAST ROOM (12' 10" X 8' 11") OR (3.90M X 2.73M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, single bowl single drainer sink unit with monobloc mixer tap set into a work surfaces extending along three walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer, slimline dishwasher and washing machine, fitted electric oven with four ring gas hob and extractor fan over, breakfast bar area with seating for two, part tiled wall surrounds, eye level storage cupboards, tiled flooring and panelled radiator.

DINING ROOM (14' 0" X 8' 11") OR (4.26M X 2.73M)

Aspect to both side and front elevations through UPVC double glazed windows. Ceiling light, electric fire with stone surround, hearth and wooden mantel. Double panelled radiator, power points.

INNER HALL

Ceiling light and under stairs storage cupboard with shelving and tiled flooring.

CLOAKROOM

Obscure UPVC double glazed window to rear. Wall mounted Glow Worm Gas fired boiler and gas meter. Low level WC, wall hung wash hand basin with tiled splash back, heated towel rail and tiled flooring.

CONSERVATORY

Small Conservatory with low brick walling, UPVC double glazed construction and glass roof. UPVC double glazed door providing access onto rear garden.

FIRST FLOOR LANDING

Ceiling light, hatch to loft area with pull down loft ladder.

BEDROOM 1 (12' 3" X 11' 10") OR (3.73M X 3.60M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, power points, range of fitted bedroom furniture including bed recess with bedside cabinets. One double and three single wardrobe units with hanging rails and shelving. Additional recessed wardrobe with hanging rail and shelf, power points, double panelled radiator.

BEDROOM 2 (13' 11" X 8' 11") OR (4.25M X 2.72M)

Aspect to the side elevation through two UPVC double glazed windows. Ceiling light, panelled radiator, power points, fitted range of wardrobes comprising two double units with hanging rails and shelving.

BEDROOM 3 (9' 3" X 9' 3") OR (2.83M X 2.82M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, fitted wardrobes comprising one double and one single unit.

SHOWER ROOM (6' 8" X 5' 7") OR (2.03M X 1.69M)

Obscure UPVC double glazed window to rear, fully tiled wall surrounds, corner shower cubicle with rain effect shower head and hand held shower attachment. Low level WC with concealed cistern, matching wash hand basin with monobloc mixer tap and storage cupboards beneath, heated towel rail.

FRONT GARDEN

The front garden is accessed via double opening gates to a gravel driveway providing off road parking space. The garden is enclosed by fencing and hedging and there is a selection of shrubs and flower beds. A shingle pathway extends along the side elevation and there is a wrought iron gate providing access onto the side road.

REAR GARDEN

Designed for easy maintenance with a large patio area with the remainder being shingled and slate chippings. There is a selection raised shrub and flower beds and the garden is enclosed behind hedging and panelled fencing. Close to the rear boundary there is a personal gate providing access onto the rear driveway providing off road parking for two cars and access to:

GARAGE

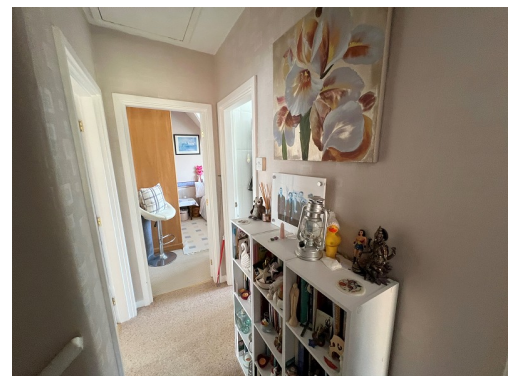
Up and over door with power and light. Garden store to side.

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 down the road taking the second turning right into Gore Road then first right into Peckham Avenue.



TENURE

The resale tenure for this property is Freehold

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. 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.

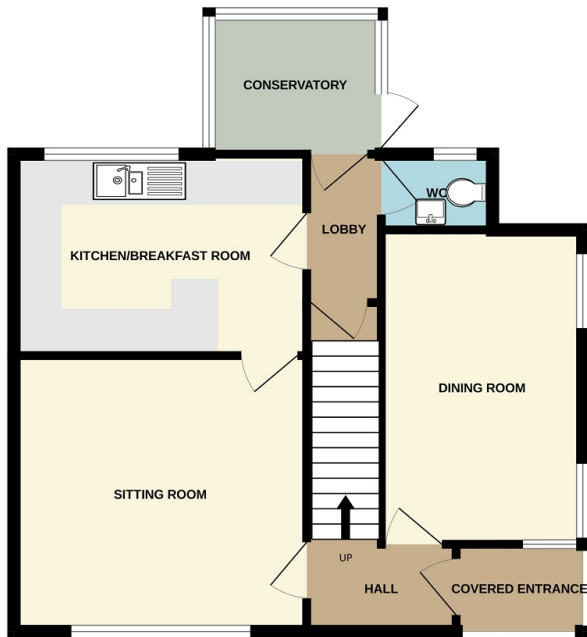
COUNCIL TAX

The council tax for this property is band C

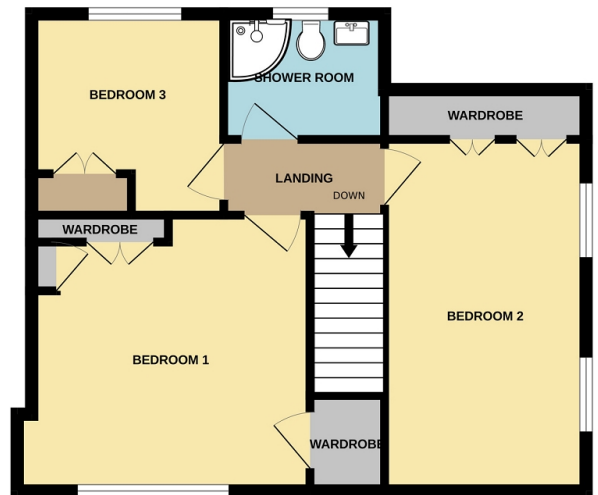
EPC RATING

The EPC rating for this property is C

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1065 sq.ft. (99.0 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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