

5 Chestnut Grove, New Milton, Hampshire. BH25 5WU

Guide Price £365,000







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



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A very well presented three bedroom semi-detached house located within a short walk of New Milton Town Centre and Railway Station. Features of the property include Entrance Hall, Cloakroom, Sitting/Dining Room, Kitchen/Breakfast Room, En-Suite Shower Room, Main Bathroom, Gardens, off road Parking.







ENTRANCE HALL

Accessed via composite front door. Staircase to first floor landing, smooth finished ceiling, ceiling light, panelled radiator, power points, thermostatic control for central heating.



CLOAKROOM

Obscure double glazed window to front, ceiling light, low level WC,, wash hand basin with monobloc mixer tap, tiled splash back, mirror and storage cupboards beneath, panelled radiator.

KITCHEN/BREAKFAST ROOM (14' 3" MAX X 9' 9") OR (4.35M MAX X 2.96M)

Aspect to both front and side elevations through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, one and a half bowl single drainer sink unit set into a work surface extending along two walls, range of base drawers and cupboards beneath. Recess for full height fridge/freezer and washing machine, tiled flooring, panelled radiator.

SITTING ROOM/DINING ROOM (17' 2" MAX X 17' 3" MAX) OR (5.23M MAX X 5.26M MAX)

Aspect to both side and rear elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling lights, wall lights, power points, TV aerial point, fitted flame effect electric fire set into a stone surround, hearth and mantel. Storage cupboard with modern consumer unit and electric meter.



LANDING

Smooth finished ceiling, ceiling light, hatch to loft area with pull-down ladder, radiator, large storage cupboard, large airing cupboard with high pressure water cylinder with slatted shelving over.

BEDROOM 1 (14' 6" MAX X 12' 10") OR (4.43M MAX X 3.91M)

Aspect to the front elevation through UPVC double glazed window. Fitted double wardrobe unit with sliding mirror fronted doors, panelled radiator, power points, TV aerial point.

EN SUITE SHOWER ROOM

Obscure double glazed window to side. Smooth finished ceiling with recessed lighting, fully tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap, mirror, light and shaver point over, storage cupboards beneath. Heated towel rail, recessed double shower cubicle with thermostatically controlled shower unit and folding shower screen.



BEDROOM 2 (10' 6" X 9' 0") OR (3.20M X 2.75M)

Aspect to the rear elevation through UPVC double glazed window. Double panelled radiator, power points, fitted double wardrobe with mirror fronted doors, power points, smooth finished ceiling, ceiling light.

BEDROOM 3 (9' 0" X 6' 3") OR (2.75M X 1.91M)

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

BATHROOM

UPVC double glazed window to rear, smooth finished ceiling, recessed lighting, tiled wall surrounds with panelled bath unit and monobloc mixer tap with shower attachment, low level WC, wash hand basin with monobloc mixer tap, mirror, light and shaver point over. Storage cupboards beneath, heated towel rail, tiled flooring.

OUTSIDE

The front elevation is designed for easy maintenance being mainly brick paved providing two off road parking spaces and there is a shrub and flower bed to the front of the property and pathway leading to front door.

REAR GARDEN

Adjoining the rear of the property there is a paved patio area with the remainder of the garden being laid to lawn with a selection of shrubs and flower beds. The garden is enclosed behind both panelled and close board fencing. A personal gate provides access onto the side drive and located to the rear boundary is a timber garden shed. Outside lighting and water tap.

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 and take the first turning right into Manor Road and Chestnut Grove will be found on the left facing Manor Road.

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.

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.

TENURE
The resale tenure for this property is Freehold

COUNCIL TAX
The council tax for this property is band C

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 803 sq.ft. (74.6 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.