



**1 Ashdown Walk, New Milton, Hampshire. BH25 6TX**

**Guide Price £325,000**



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





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A three bedroom end of terrace house with attached garage and driveway situated in a popular residential area within a short walk of New Milton Town Centre. Features of the property include Entrance Porch, Entrance Hall, Cloakroom, Sitting Room, Dining Area, Kitchen, Conservatory, Shower Room, UPVC double Glazing, Gas fired central heating, larger than average garden, Vacant possession, Sole Agents.



## ENTRANCE PORCH (3' 7" X 6' 0") OR (1.08M X 1.83M)

Accessed through UPVC double glazed door with matching windows, Polycarbonate roof, UPVC double glazed door providing access to:

## ENTRANCE HALL

Staircase to first floor landing, programmer and time clock for central heating. Ceiling light.

## CLOAKROOM

Obscure UPVC double glazed window to front. Low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath, part tiled wall surrounds, panelled radiator, wall mounted mirror fronted medicine cabinet, electric heater, cupboard housing consumer unit.

## SITTING ROOM (14' 2" X 13' 4") OR (4.32M X 4.06M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power point, electric fire set into a brick surround, tiled hearth and wooden mantel. Openway through to:

## DINING AREA (9' 10" X 8' 4") OR (3.00M X 2.54M)

Ceiling light, panelled radiator, power points, UPVC sliding patio doors leading to:

## CONSERVATORY (8' 0" X 7' 3") OR (2.45M X 2.20M)

Vaulted polycarbonate ceiling with roof window. UPVC double glazed construction with low brick walling, UPVC double glazed door providing access onto garden.

## KITCHEN (9' 4" X 7' 9") OR (2.84M X 2.37M)

Aspect to the rear elevation through UPVC double glazed window. Recessed lighting, tiled wall surrounds, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Fitted stainless steel electric oven, four ring Neff gas cooker with extractor fan over. Eye level storage cupboards, wall mounted Baxi boiler, panelled radiator, under stairs storage with shelving.

## FIRST FLOOR LANDING

Hatch to loft area with pull down ladder, ceiling light, airing cupboard with double opening doors, lagged hot water cylinder, fitted immersion heater, slatted shelving.

## BEDROOM 1 (11' 9" X 10' 7") OR (3.57M X 3.23M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, double panelled radiator, two double wardrobe units with hanging rails and shelving. power points.

## BEDROOM 2 (10' 7" MAX X 9' 6") OR (3.22M MAX X 2.89M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, double panelled radiator, recessed double wardrobes, folding doors, hanging rails and shelving.

## BEDROOM 3 (6' 9" X 5' 11") OR (2.06M X 1.81M)

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, power points.

## SHOWER ROOM (6' 11" X 6' 5") OR (2.11M X 1.95M)

Obscure double glazed window to front. Ceiling light, corner shower cubicle with fitted shower and sliding glazed shower screens, low level WC, pedestal wash hand basin, wall mounted medicine cabinet, radiator.

## OUTSIDE

The front elevation is mainly designed for easy maintenance, being mainly paved with shrub and flower beds. The driveway extends along the side elevation providing off road parking and access to:

## GARAGE (18' 4" X 9' 0") OR (5.59M X 2.75M)

The garage could easily be converting in to additional living accommodation subject to the required permissions. Up and over door, power, light and personal door to:

## REAR GARDEN

Designed for easy maintenance being mainly paved with a selection of shrub and flower beds. The garden is enclosed behind personal gate which leads to the rear elevation. The remainder of the garden has close board panelled fencing.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

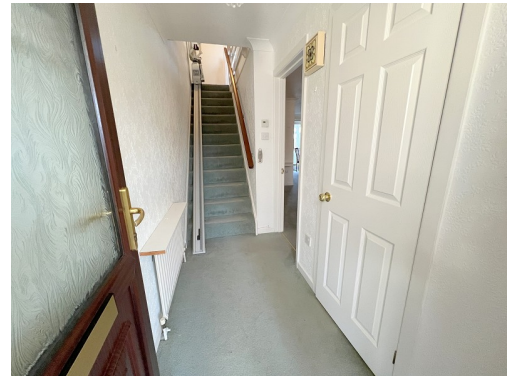
From our Office in Old Milton Road go over the traffic lights and take 5th turning right into Caird Avenue and first right into Inglewood Drive then Ashdown Walk will be found shortly.

## 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.

## COUNCIL TAX

The council tax for this property is band D

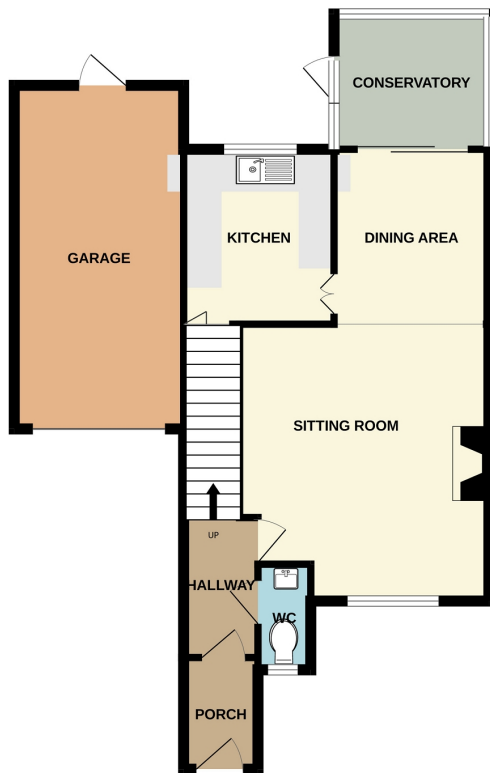


## BUYERS NOTE

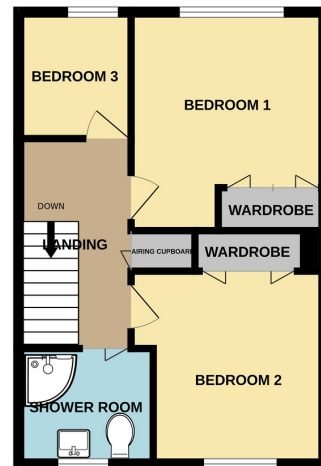
Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly 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.



GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1051 sq.ft. (97.6 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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