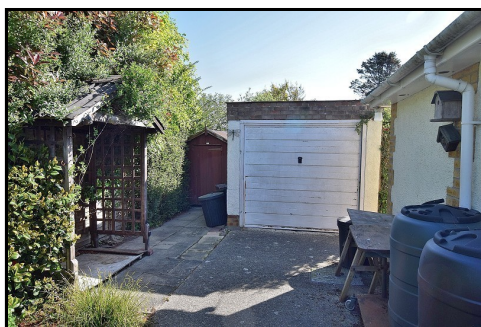




**1 Rosewood Gardens, New Milton, Hampshire. BH25 5NA**

**£399,950**



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







## **1 Rosewood Gardens, New Milton, Hampshire. BH25 5NA**

### **£399,950**

A two bedroom detached bungalow situated in a popular residential area within a short walk of local amenities and Ballard Water Meadows.





## ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screen. Smooth finished ceiling, two ceiling light points, double panelled radiator, coats cupboard with sliding doors, hanging rail and shelf.

## SITTING ROOM (19' 9" X 13' 1") OR (6.03M X 4.00M)

Aspect to the side elevation through UPVC double glazed window. Additional aspect onto the rear through UPVC double glazed sliding patio doors providing both views and access onto the rear garden. Smooth finished ceiling, two ceiling light points, two wall light points, feature tiled fireplace with fitted gas fire. One double and one single panel radiator, TV aerial point, power points.

## KITCHEN/BREAKFAST ROOM (23' 3" X 6' 10") OR (7.08M X 2.09M)

Aspect to the side elevation through UPVC double glazed windows. Smooth finished ceiling, three wall lights, one double and one single panel radiator. One and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along one wall with range of base drawers and cupboards beneath and recesses for washing machine, tumble dryer and dishwasher. Four ring gas hob with extractor fan over, built-in electric double oven with storage above and beneath, range of eye level storage cupboards. Additional work surface with range of drawers and cupboards beneath, integrated fridge and freezer, threequarter height broom cupboard housing Worcester Bosch gas fired boiler. Range of eye level storage cupboards, part tiled wall surrounds, UPVC double glazed door providing access to rear garden. Linen cupboard with electric heater and shelving over. Hatch to loft area with pull down ladder, light and part boarding.

## BEDROOM 1 (10' 0" X 10' 0") OR (3.04M X 3.04M)

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

## BEDROOM 2 (9' 11" X 6' 10") OR (3.03M X 2.08M)

Aspect onto the side elevation through UPVC double glazed window, double panel radiator, power points, wall mounted heater and light.

## SHOWER ROOM (6' 9" X 3' 7") OR (2.06M X 1.08M)

UPVC double glazed window facing side aspect. Ceiling light point, pedestal wash hand basin, low level WC, tiled flooring, double panel radiator, electrically heated towel rail. Large double shower unit with Mira electric shower, glazed screen.

## OUTSIDE

The front garden is designed for easy maintenance with artificial lawn and a selection of flower and shrub borders. The garden is bounded behind panel fencing and low brick walling. Driveway provides parking to the front. The driveway continues along the side elevation via double opening wrought iron gates and provides access to:

## DETACHED GARAGE

Up and over door. To the side of the garage is a shed for additional storage.

## REAR GARDEN

Laid to lawn with shrub and flower borders. Paved patio adjoining the rear of the property, outside lighting, 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 into Fernhill Lane take the second turning left into Lake Grove Road then take the first turning right into Kennard Road then left into Beechwood Avenue and first left into Rosewood Gardens.

## 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

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 £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.

## TENURE

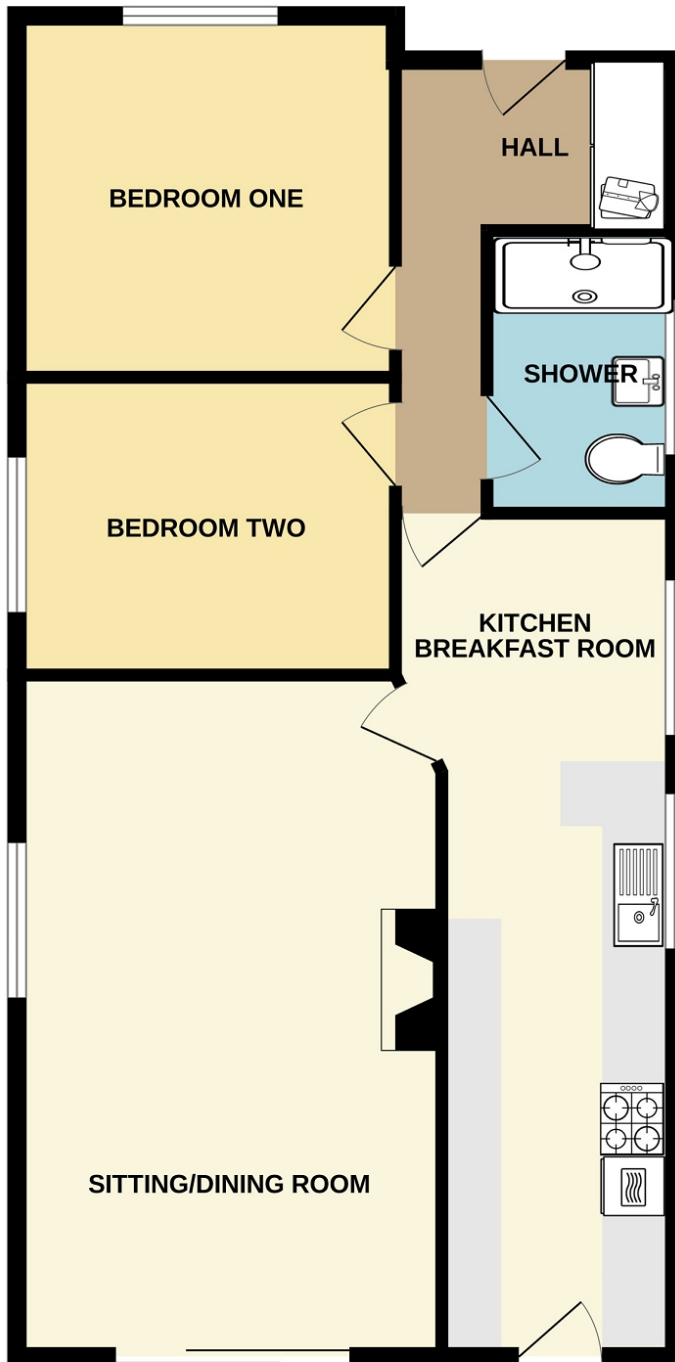
The resale tenure for this property is Freehold

## EPC RATING

The EPC rating for this property is D65



GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 798 sq.ft. (74.1 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.  
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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.