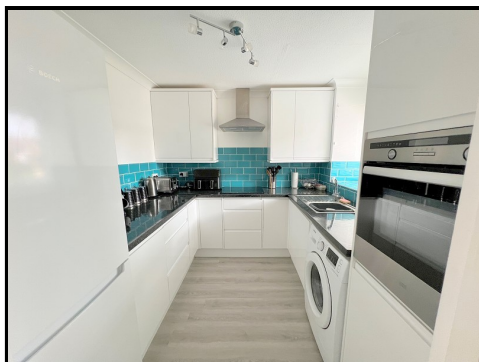




**5 Aysha Close, New Milton, Hampshire. BH25 5PQ**

**£319,950**



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







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**£319,950**

A spacious and well presented two double bedroom modernised end of terrace house with scope to convert to a three bedroom and located in a highly sought after area within a level walk of New Milton High Street. Key features of the property includes a later extension creating a sizeable family room, larger than average plot, GARAGE, MODERN KITCHEN and





CLOAKROOM

Coved and textured ceiling, ceiling light, access to trip switch fuse box, Marley wall mounted extractor, low level WC with push button flush. Wall mounted wash hand basin with tiled splash back above, tiled flooring and heated towel rail.

KITCHEN

2.7m x 2.4m  
Modern white gloss fronted units with Granite style laminated roll top work surfaces with stainless steel sink, swan necked mixer tap, fitted Cooke and Lewis touch screen hob with extractor fan above. Eye level Cooke and Lewis fan assisted oven and grill with digital programmer, storage cupboards above and beneath, space and plumbing for automatic washing machine, fitted cutlery drawer with two pan drawers beneath, nest of three storage drawers, all cupboards benefit from soft closing mechanisms, comprehensive range of low level and eye level units, attractive tiling between work tops and eye level units in bricklet style format, continuation of laminate flooring from hallway, space for upright fridge/freezer, attractive UPVC double glazed box bay overlooking front communal gardens.

DINING ROOM AREA

5.5m x 4.6m  
Coved and smooth finished ceiling, ceiling light point, wall light point in dining area.

SITTING ROOM

Two floor mounted Dimplex storage heaters, power points, TV aerial connection point, glazed window to rear aspect and double opening casement doors provide access to Family Room door provides access to deep under stairs storage cupboard with fitted shelving to one wall.

FAMILY ROOM

4.3m x 2.3m  
Benefiting from a pitched roof with insulated ceiling, double glazed windows to two sides providing a fantastic South/Westerly aspect over the rear garden. Double opening French doors with fitted window blinds provide access to patio and rear garden. Additional double glazed windows benefit from window openers and fitted blinds. Power points, two wall light points, one ceiling point, TV aerial connection point.

FIRST FLOOR LANDING

Coved and textured ceiling, ceiling light point, smoke detector, access to loft via roof hatch, door provides access to airing cupboard with factory lagged hot water cylinder with fitted on and off peak immersion heater with slatted shelving above. Door provides access to:

BEDROOM ONE

4.6m x 3.4m  
A fantastic sized double bedroom with coved and textured ceiling, ceiling light point, Two UPVC double glazed windows facing front aspect, wall mounted radiator, power points, door provides storage over stair recess. Please note this bedroom could be split up into two bedrooms as other houses in the close were built this way originally.

BEDROOM TWO

4.6m x 2.7m  
Once again a fantastic sized double bedroom with coved and textured ceiling, wall light point, UPVC double glazed window overlooking rear aspect with views over garden and allotments beyond. Wall mounted heater, power points, range of fitted wardrobes flanking one wall with a mixture of hanging and shelving within.

BATHROOM

Coved and textured ceiling, ceiling light, ceiling extractor. Modern white suite comprising panelled enclosed shower bath, matching shower screen. Wall mounted Mira electric shower unit, wash hand basin with monobloc mixer tap with tiled splash back, mirror, strip light and shaver socket above. Vanity unit beneath. Low level WC with push button flush with wall mounted medicine cabinet above, wall mounted Dimplex convector heater, bathroom fitments, Vinyl flooring. Tiling to full height over bath area.

OUTSIDE

A small front garden area which has been well maintained and laid out. Footpath provides access to garage which is adjacent to the property. The vendor informs us that she pays a yearly maintenance fee of approximately £338.00 for the communal grounds maintenance.

GARAGE

Located off Aysha Close where additional parking can be found to one side. The garage is of brick construction under a pitched and tiled roof with up and over door. This garage is located on the left-hand side and is the fourth garage along.

REAR GARDEN

Due to the property being located in a corner position and benefits from a corner South/Westerly garden which is larger than average and backs directly onto the New Milton allotments. The garden is mainly laid to shrub borders with ornamental bushes with garden storage shed located to one corner. Path provides access to side gate and leads to front garden.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights and take approximately 5th turning right into Caird Avenue and continue on past Tesco Super Store until almost reaching Lymington Road. Turn right into Ashington Park then second right into Aysha Close.

MAINTENANCE

The owner has confirmed that there is a maintenance of £665.00 per annum.

TENURE

The resale tenure for this property is Freehold



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

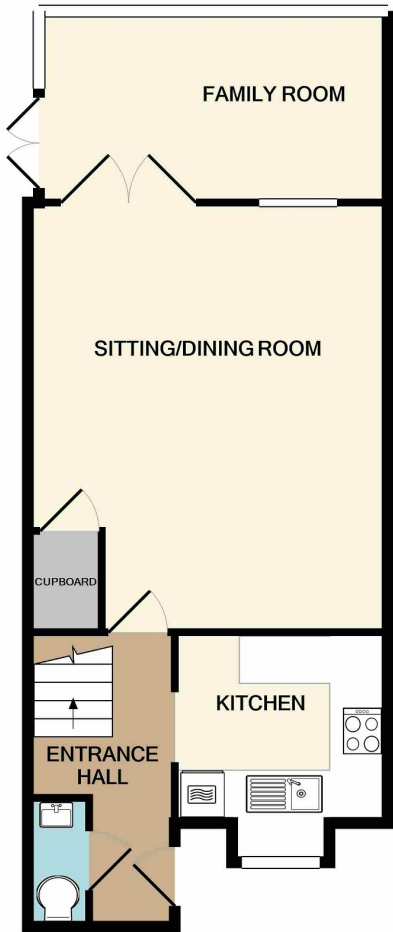
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

COUNCIL TAX

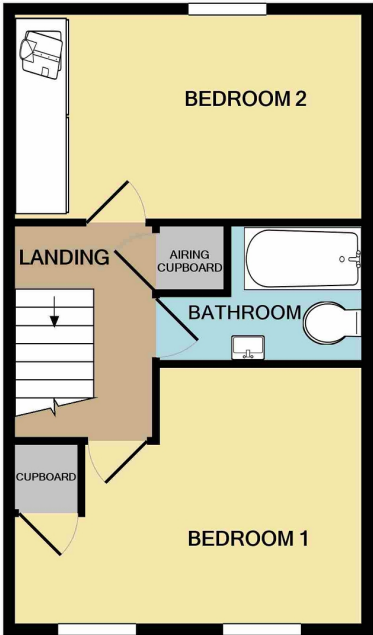
The council tax for this property is band C

EPC RATING

The EPC rating for this property is D55



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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