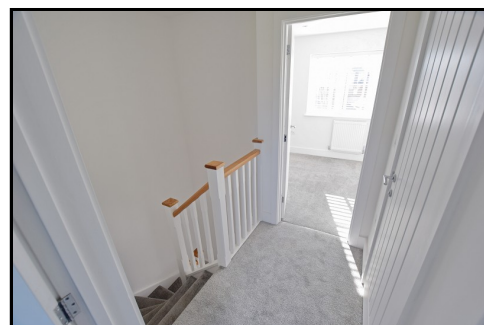




**1 Wilverley Mews, 104 Old Milton Road, New Milton, Hampshire. BH25 6EB**

**£1,295 Monthly**



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







**1 Wilverley Mews, 104 Old Milton Road, New Milton,  
Hampshire. BH25 6EB**

**£1,295 Monthly**

A recently built two bedroom house to rent unfurnished. The property benefits from fitted Kitchen, Sitting Room/Diner, Ground floor Cloakroom two first floor Bedrooms and Bathroom. Gardens and one parking bay. The property is well fitted with up to date Data connections and is located in a convenient location for shops, schools and transport.



## ENTRANCE PORCH

Undercover front entrance porch with light. Composite double glazed door provides access to:

## KITCHEN (10' 8" X 9' 8") OR (3.25M X 2.95M)

Smooth finished ceiling with numerous LED downlights, heat detector, comprehensive range of light grey wood grain effect units with laminated working surfaces with fitted four ring ceramic hob with concealed extractor above with glass splash back. Fan assisted oven and grill beneath in stainless steel finish. Space for automatic washing machine, integrated fridge and freezer, one and a half bowl stainless steel sink unit with single drainer with swan necked mixer taps. Eye level cupboard provides access to the Ideal combination gas fired central heating boiler with CO detector to one side. Under pelmet lighting, fitted upstands to worktops. Wood plank effect strip flooring, UPVC double glazed window facing front aspect overlooking front garden and flower bed with fitted blind. Double panelled radiator with independent thermostat, door to cloakroom, half turn staircase to first floor landing. Wall mounted digital thermostat, room continues and provides access to:



## SITTING ROOM (14' 2" X 14' 9") OR (4.32M X 4.50M)

Open plan Sitting Room/Diner. with numerous LED downlights. Continuation of smooth finished ceiling, numerous power points including TV aerial point and data connection point also telephone point. Continuation of wood strip style flooring, double opening French doors to patio and rear garden with views of the rugby field at Arnewood School to the rear. Two double glazed windows openers, door provides access to deep under stairs storage cupboard with automatic lighting, access to fuse box, access to BT Openreach data points for the property and power points.

## CLOAKROOM (7' 1" X 3' 1") OR (2.15M X 0.94M)

Two LED ceiling downlights, UPVC double glazed window facing front aspect, tiling to half height, low level WC, push button flush, heated chrome effect towel rail, pedestal wash hand basin with pop-up waste with monobloc mixer tap. Wall mounted mirror, toilet roll holder.

## FIRST FLOOR LANDING

Mains voltage smoke detector, two ceiling downlights, power point, door to:

## BEDROOM 1 (14' 2" X 9' 6") OR (4.31M X 2.90M)

Smooth finished ceiling, LED downlight, UPVC double glazed window overlooking the rear garden and Arnewood School sports grounds. Radiator beneath with independent thermostat, power points, TV aerial point, data connection point. Door provides access to storage cupboard, access to loft via roof hatch. Fitted blind.

## BEDROOM 2 (14' 2" X 8' 5") OR (4.32M X 2.56M)

Smooth finished ceiling, four ceiling LED downlights, UPVC double glazed window facing front aspect with fitted blind. Numerous power points, TV aerial point, radiator with independent thermostat.

## BATHROOM (6' 1" X 5' 3") OR (1.85M X 1.60M)

Smooth finished ceiling, two LED downlights, ceiling extractor. White suite comprising panelled enclosed bath with mixer taps and separate shower mixer with shower attachment and overhead rainwater shower with glazed shower screen to one side. Low level WC with push button flush. Pedestal wash hand basin with monobloc mixer tap with pop-up waste. Wall mounted back-lit mirror above and shaver point. Heated chrome effect towel rail, toilet roll holder, towel hook, Vinyl cushioned flooring, opaque double glazed window facing side aspect.

## OUTSIDE

The property benefits from one parking bay and has a small front garden area with side gate providing access to rear garden. The rear garden benefits from a patio adjoining the rear of the property with the remainder of the garden laid to lawn with garden shed to one corner. The garden is enclosed by close boarded fencing, outside wall light and outside power point.

## VIEWING ARRANGEMENTS

To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until almost reaching the A337 road and on the right is Wilverley Mews almost opposite New Milton Infant School.

## 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.

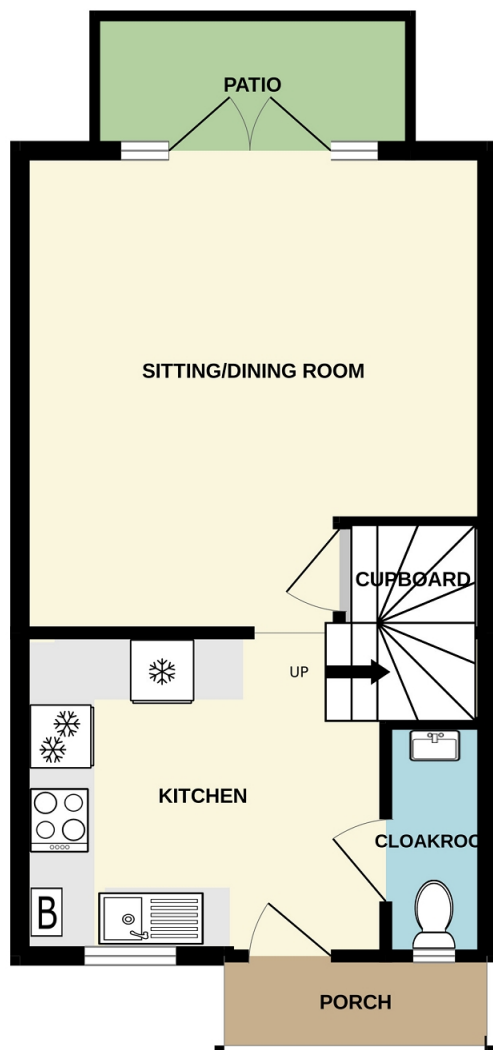
## DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com). The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

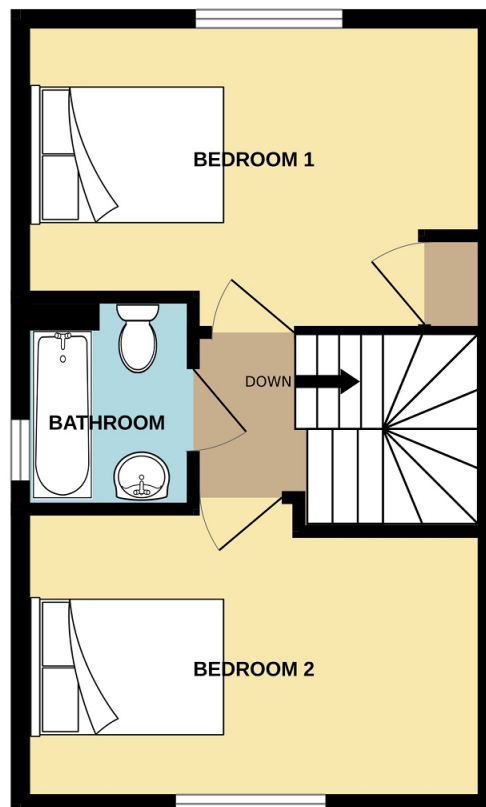
## EPC RATING

The EPC rating for this property is B84

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 706 sq.ft. (65.6 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.