



17 Fawcett Road, New Milton, Hampshire. BH25 6SU

£1,250 Monthly



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

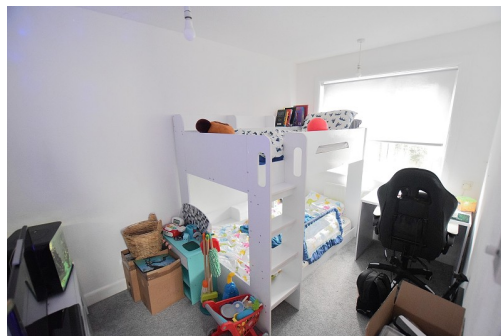




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A well presented two bedroom unfurnished semi-detached house situated within easy reach of New Milton Town centre, Schools and Leisure facilities. Gardens and Garage, off road parking for approximately 3 vehicles.



ENTRANCE HALL (4' 0" X 2' 11") OR (1.22M X 0.88M)

UPVC door provides access to Entrance Hall with ceiling light point, smoke detector, access to consumer unit, cupboard houses electric meter, double panelled radiator beneath with independent thermostat, staircase to first floor landing, door provides access to:

SITTING ROOM (14' 6" MAX X 11' 4") OR (4.43M MAX X 3.45M)

Ceiling light point, UPVC double glazed bay window overlooking front aspect, TV aerial point, power points, recessed electric wood burning stove, door provides access to under stairs storage cupboard, Honeywell central heating thermostat. Telephone point.

KITCHEN (14' 6" X 9' 0") OR (4.41M X 2.75M)

Two LED strip lights. Two sets of UPVC double glazed windows overlooking the rear garden aspect. Comprehensive range of light Oak fronted kitchen units with laminated roll top work surfaces, tiled splash backs, numerous power points, fitted four ring hob with single stainless steel fan assisted oven and grill beneath. Stainless steel sink with monobloc mixer tap with single drainer, space and plumbing for automatic washing machine, wall mounted Worcester gas fired central heating boiler with CO detector above and digital programmer beneath, tiled flooring, space for breakfast table, space for upright fridge/freezer, double opening louvre doors provide access to tumble dryer cupboard with venting to outer wall, double glazed window, fitted shelves above, power and light. Multi-glazed door from kitchen leads to:

REAR LOBBY (2' 6" X 2' 7") OR (0.76M X 0.78M)

Single skinned with UPVC double glazed door providing access to driveway, bi-fold door provides access to Outer Store Cupboard which measures 0.78 x 1.44m with UPVC double glazed window and further bi-fold door provides access to:

OUTSIDE (3' 5" X 2' 6") OR (1.03M X 0.77M)

WC with push button flush, wall light point

FIRST FLOOR LANDING (6' 6" X 2' 10") OR (1.98M X 0.87M)

Ceiling light point, smoke detector, UPVC double glazed window facing side aspect, door provides access to:

BEDROOM 1 (9' 10" X 0' 4" X 12' 4") OR (3.00M X 0.09M X 3.75M)

UPVC double glazed window facing front garden aspect, double panelled radiator with independent thermostat, power points, sliding wardrobe doors provide access to shelving and hanging within. Double doors provide access to airing cupboard with factory lagged hot water cylinder with fitted immersion heater.

BEDROOM 2 (7' 7" X 11' 4") OR (2.31M X 3.45M)

Two ceiling light points, UPVC double glazed window facing rear garden aspect, radiator, power points.

BATHROOM (6' 7" X 8' 10") OR (2.01M X 2.69M)

Ceiling light, UPVC double glazed window facing rear aspect. Panelled enclosed bath with mixer tap and Mira electric shower above with glazed shower screen to one side. Low level WC, pedestal wash hand basin with monobloc mixer tap with vanity unit cupboard to one corner. Tiling to full height over bath area, laminate style wood effect flooring, radiator.

OUTSIDE

Double opening metal gates provide access to a concrete drive providing parking for at least three vehicles. Front garden is laid to lawn, the garden is enclosed by a mixture of hedging and panelled fencing and continues to provide access to:

GARAGE

The garage is of sectional concrete with metal up and over door with light and power. Gate between property and garage leads to concrete patio.

REAR GARDEN

Rear garden is laid to lawn and enclosed by hedging, concrete walling and panelled fencing. Garden is laid to lawn and easy to maintain. Outside sensor floodlight, outside 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 proceed down the road and turn right into Gore road then Fawcett Road is approximately 6th turning right.

PLEASE NOTE

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe 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.

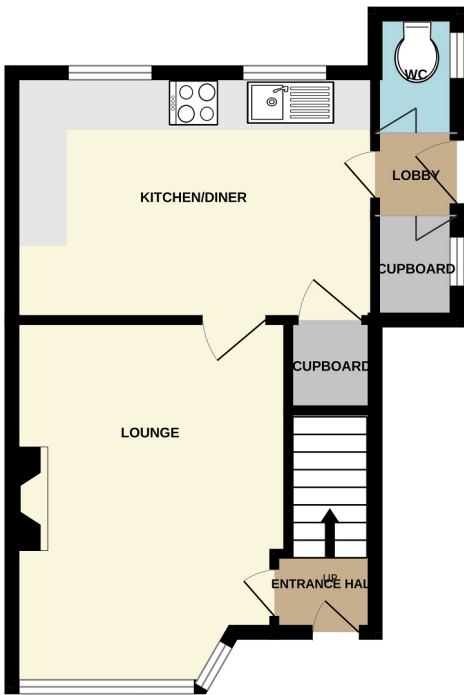
PLEASE NOTE

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. 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.

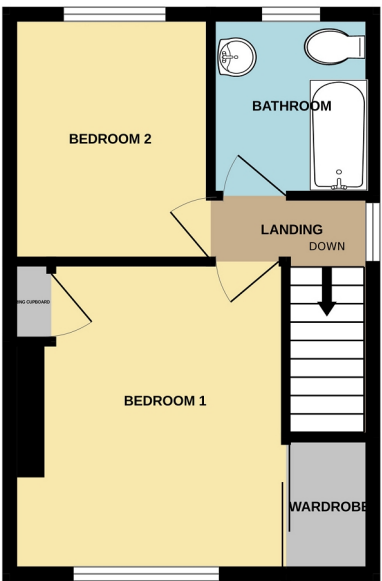
EPC RATING

The EPC rating for this property is BAND D.

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 687 sq.ft. (63.9 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.