



38 Forest Oak Drive, New Milton, Hampshire. BH25 5NT

£319,950



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

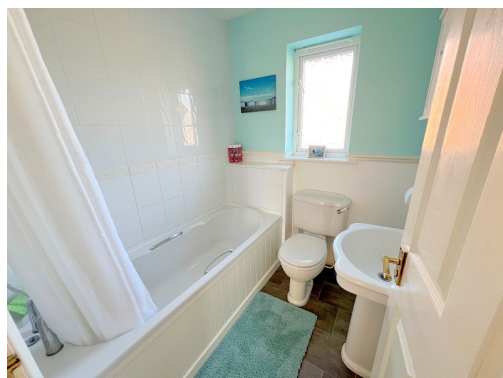




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A very well presented two bedroom terraced house located in a highly sought after development and offering numerous features including Entrance Hall, Lounge/ Dining Room, Kitchen, Conservatory, gas fired central heating, manageable garden, allocated parking. Sole Agents, vacant possession.



ENTRANCE HALL

Accessed via front door, staircase to first floor landing, smooth finished ceiling, ceiling light, thermostatic control for central heating, panelled radiator.

SITTING ROOM/DINING ROOM (14' 5" X 12' 1") OR (4.39M X 3.68M)

Aspect to the rear elevation through double glazed sliding patio doors providing both views and access to Conservatory and garden beyond. Smooth finished ceiling, ceiling light point, power points, two panelled radiators, TV aerial point, under stairs storage cupboard.

CONSERVATORY (11' 5" X 8' 4") OR (3.48M X 2.54M)

Of double glazed construction with blue tinted roof glass double opening French doors providing access to rear garden. Power points.

KITCHEN (9' 5" X 6' 2") OR (2.87M X 1.87M)

Aspect to the front elevation through UPVC double glazed window, single bowl single drainer stainless steel sink unit set into a work surface extending along two walls with a range of base drawers and cupboards beneath. Recess for washing machine and fridge freezer, fitted four ring gas hob with extractor fan over. Built in electric oven with matching microwave over and range of eye level storage cupboards.

FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light, hatch to loft area with pull down loft ladder, airing cupboard housing pre-lagged hot water cylinder and programmer and time clock for central heating.

BEDROOM 1 (11' 1" X 10' 2") OR (3.37M X 3.10M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, Ceiling light, panelled radiator, recessed wardrobes comprising one double and one single unit with hanging rail and shelf. TV aerial point, power points.

BEDROOM 2 (9' 9" X 6' 1") OR (2.97M X 1.86M)

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, panelled radiator, power points, recessed double wardrobe with hanging rail and shelf.

BATHROOM (6' 3" X 5' 9") OR (1.90M X 1.74M)

Obscure UP VC double glazed window to rear. Smooth finished ceiling, recessed lighting, extractor fan. Panelled bath unit with monobloc mixer tap and shower attachment. Low level WC, wash hand basin with medicine cabinet over, tiled splash back.

OUTSIDE

Paved pathway provides access to front door and there is allocated parking immediately outside.

REAR GARDEN

Designed for easy maintenance being mainly shingled with circular artificial lawned area with raised paved patio area on the rear boundary with timber shed and gate providing access to communal pathway.

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 and proceed until reaching Hollandswood Drive on the right, turn into Hollandswood Drive and then first right into Forest Oak Drive.

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.

TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

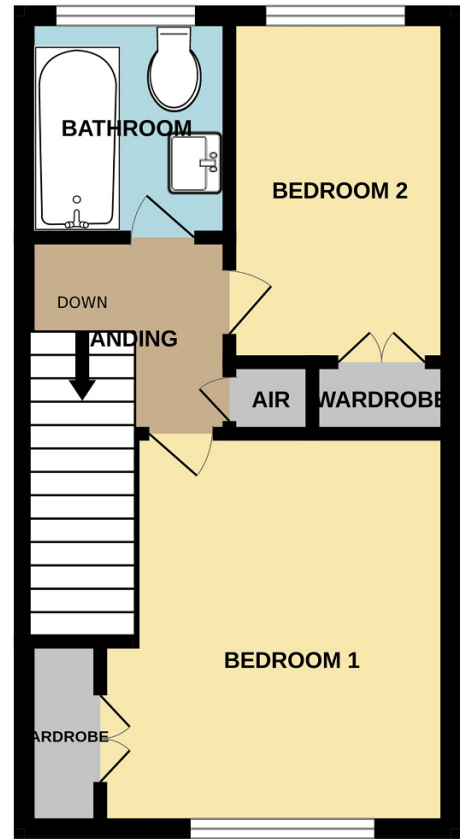
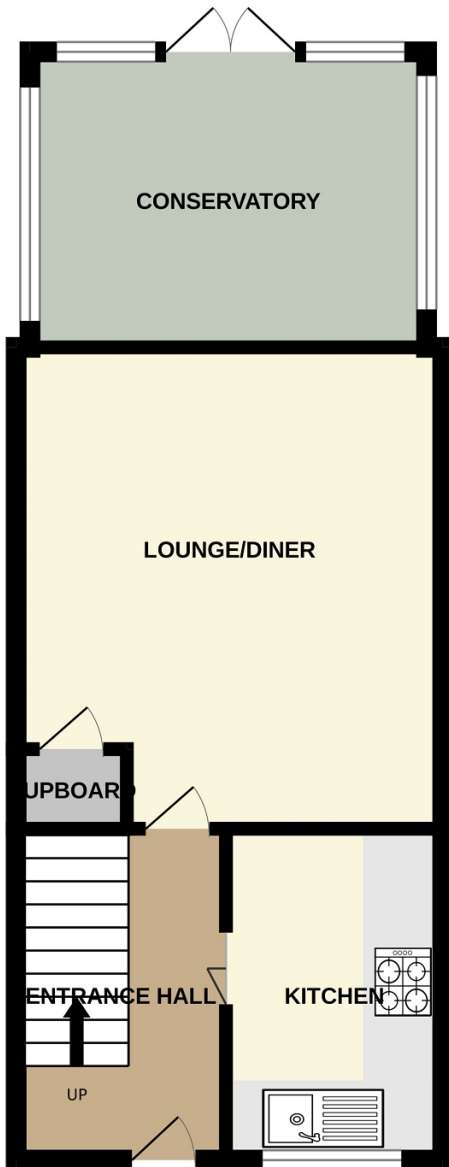
The council tax for this property is band C



Internal Property Photo

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 656 sq.ft. (60.9 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.