



**17 Chatsworth Way, New Milton, Hampshire. BH25 5UL**

**£316,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 625 500





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A deceptively spacious three bedroom semi-detached house located in a quiet cul-de-sac location. Features of the property include Entrance Hall, Cloakroom, Sitting Room, Kitchen, Conservatory, Bathroom, UPVC double glazing, gas fired central heating, private gardens, garage and positioned next to communal green.



## ENTRANCE HALL

Accessed via composite front door. Staircase to first floor landing, ceiling light, power point, radiator, thermostatic control for central heating.

## CLOAKROOM

Obscure UPVC double glazed window to front. Ceiling light, wall hung wash hand basin with monobloc mixer tap. Low level WC, part tiled wall surrounds, wall mounted mirror fronted medicine cabinet.

## SITTING ROOM (16' 2" X 12' 6") OR (4.93M X 3.82M)

Recessed lighting, panelled radiator, TV aerial point, power points, mock chimney incorporating flame effect electric fire, under stairs storage cupboard. Open way through to:

## CONSERVATORY (11' 6" X 11' 0") OR (3.50M X 3.35M)

UPVC double glazed construction with low brick walling, two UPVC double glazed French doors providing access into garden.

## KITCHEN BREAKFAST ROOM (15' 10" X 8' 0") OR (4.83M X 2.44M)

Aspect to both front and rear elevations through UPVC double glazed windows. Single bowl single drainer sink unit with monobloc mixer tap with range of base drawers and cupboards beneath. Recess for washing machine and slimline dishwasher, fitted electric cooker with storage above and beneath, integrated fridge/freezer, breakfast bar, eye level storage cupboards, part tiled wall surrounds, modern Worcester/Bosch gas fired boiler, UPVC double glazed door providing access to garden, radiator.

## FIRST FLOOR LANDING

Aspect to the front elevation through UPVC double glazed window. Ceiling light, hatch to loft area with pull down ladder. Cupboard housing pre-lagged hot water cylinder.

## BEDROOM 1 (12' 3" X 9' 2") OR (3.74M X 2.79M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, double panelled radiator, power points.

## BEDROOM 2 (11' 9" X 7' 5") OR (3.58M X 2.26M)

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

## BEDROOM 3 (7' 1" X 6' 6") OR (2.16M X 1.98M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

## BATHROOM

Obscure UPVC double glazed window to front aspect with Triton electric shower, low level WC, wash hand basin with monobloc mixer tap.

## OUTSIDE

Cupboard housing both gas and electric meters.

## REAR GARDEN

There is a paved patio area adjoining the rear of the property, enclosed behind both close board and panelled fencing. Located to the rear boundary there is a garden store with power. A pathway extends along the side elevation via a covered area and personal gate leading to the front elevation.

## MAINTENANCE

The Vendor informs us that they pay approximately £85. PA for the communal green to be maintained together with numerous shrubs and hedges throughout the development.

## 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 along the road until reaching Gore Road on the right. Turn into Gore Road and proceed until reaching Stem Lane on the right. Turn into Stem Lane and proceed over the railway bridge and Chatsworth Way will be found on the right.

## 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.

## TENURE

The resale tenure for this property is Freehold



COUNCIL TAX

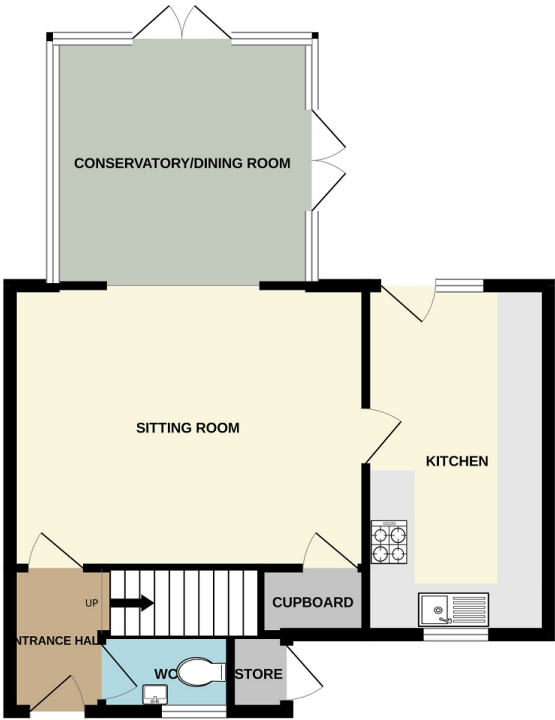
The council tax for this property is band C

EPC RATING

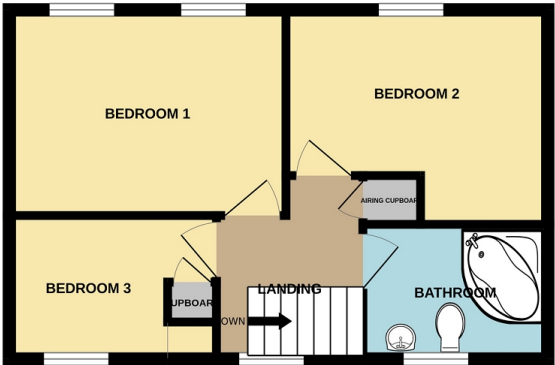
The EPC rating for this property is D64



GROUND FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 907 sq.ft. (84.3 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.