



**The Coach House 9 The George, Milton Green, Christchurch Road, New Milton, Hampshire. BH25 6QG
Guide Price **£330,000****



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





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A character two bedroom property forming part of a professional refurbishment by local builders Pennyfarthing Homes. Features of the property include Entrance Hall, Utility/Cloakroom, open plan Living incorporating Sitting Room, Dining area and integrated Kitchen, Bathroom, two allocated parking spaces, private garden.



ENTRANCE HALL

Double glazed front door with matching side screen provides access to Entrance Hall. Staircase to first floor landing, smooth finished ceiling, panelled radiator, under stairs storage cupboard housing modern electric consumer unit.

CLOAKROOM/UTILITY ROOM (6' 11" X 6' 5") OR (2.10M X 1.95M)

Smooth finished ceiling, ceiling light, extractor fan, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface with storage cupboard and Indesit washer/dryer beneath. Low level WC with concealed cistern, panelled radiator, cupboard housing Worcester/Bosh gas fired boiler.

OPEN PLAN KITCHEN/ LIVING/DINING ROOM (17' 2" X 15' 2") OR (5.24M X 4.63M)

Designed in three areas with Sitting Room having UPVC double glazed windows with views onto the front elevation. Smooth finished ceiling, recessed lighting, panelled radiator, double glazed door with matching side screens providing access onto patio. Kitchen one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with a range of base drawers and cupboards beneath. Integrated fridge and freezer, dishwasher, electric stainless steel oven with matching four ring gas hob, extractor fan and stainless steel splash back. Eye level storage cupboards. Dining area panelled radiator and power points.

FIRST FLOOR LANDING

Double glazed Velux window to rear elevation, panelled radiator, power points, double opening storage cupboard with slatted shelving.

BEDROOM 1 (14' 10" X 12' 3") OR (4.51M X 3.74M)

Aspect to the side elevation through two double glazed windows. Additional aspect to the front elevation through UPVC double glazed Velux window. Smooth finished ceiling, ceiling light, panelled radiator, power points, TV aerial connection and additional TV aerial for wall mounted TV.

BEDROOM 2 (8' 11" X 7' 3") OR (2.72M X 2.20M)

Aspect to the front elevation through two UPVC double glazed windows, smooth finished ceiling, ceiling light, hatch to loft area, power points, panelled radiator.

BATHROOM (6' 11" X 6' 7") OR (2.10M X 2.00M)

Obscure double glazed window to front elevation, smooth finished ceiling, recessed lighting, extractor fan, part tiled wall surrounds, panelled bath unit with monobloc mixer tap, hand held shower attachment, folding glazed shower screen, low level WC, pedestal wash hand basin with monobloc mixer tap, mirror, light and shaver point over, heated towel rail.

OUTSIDE

The property benefits from two allocated parking spaces and communal bin and bike store. There is a paved patio area adjoining the front of the property which is enclosed behind shrub and flowers and there is an additional area to the rear elevation which is gravelled and is ideal for storage.

MANTENANCE CHARGE

Pennyfarthing informs us that the property is freehold with a contribution of £214.00 per annum towards the communal grounds.

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 until reaching the junction with Christchurch Road. Turn right and the property will be found shortly 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

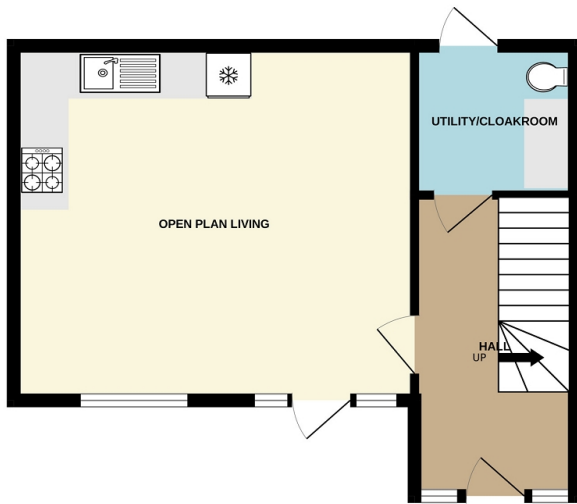
The council tax for this property is band D

EPC RATING

The EPC rating for this property is C76



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 761 sq.ft. (70.7 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.