



10 Churchill Court, New Milton, Hampshire. BH25 6EL

£319,950



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





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A modern four bedroom semi-detached offering 1200sqft over three floors located in a convenient location close to Town Centre, Schools and Leisure centre. Easy to manage patio South backing rear garden.



ENTRANCE PORCH

Undercover Entrance Porch with outside light operated by sensor, outside mail box and composite front door provides access to:

ENTRANCE HALL (14' 11" X 4' 5") OR (4.55M X 1.35M)

Coved and smooth finished ceiling, two ceiling light points, half turn staircase to first floor landing, double panelled radiator, wood Vinyl strip flooring which continues through to the kitchen, Sitting Room and Dining Room areas. Telephone point, wall mounted safety trip consumer unit, Drayton central heating thermostat, power points, mains voltage smoke detector and door provides access to:

SITTING ROOM/DINING ROOM (23' 4" X 10' 10") OR (7.11M X 3.31M)

Coved and smooth finished ceiling, two ceiling light points, dual aspect room with windows to front and rear, two double panel radiators both with independent thermostats, continuation of flooring, power points, satellite connection point, room continues to provide access to Open Plan Kitchen.

KITCHEN (15' 7" X 9' 4") OR (4.75M X 2.84M)

Coved and smooth finished ceiling, numerous LED downlights, double glazed window to rear aspect with double glazed door leading to Southerly facing patioed garden. Comprehensive range of eye level and floor mounted Gloss White fronted kitchen units with wood block effect work surfaces, stainless steel sink, integrated drainer with glazed splash back and matching upstands. Fitted four ring gas hob with glass splash back and filter hood above with cutlery drawer and pan drawers beneath. Eye level double oven, integrated 9 kg washing machine, integrated full size dishwasher, under counter fridge and freezer houses the Glow Worm Flexicom Gas fired central heating boiler with digital programmer to one side. Door provides access to under stairs storage cupboard with power points and light, two fitted shelves and return door to hallway.

GROUND FLOOR SHOWER ROOM (7' 7" X 3' 9") OR (2.32M X 1.14M)

Smooth finished ceiling, ceiling light point, ceiling extractor, opaque double glazed window to front aspect, low level WC with push button flush, wash hand basin with hot and cold tap and tiled splash back, mirror above. Double panelled radiator with independent thermostat, sliding shower door provides access to shower cubicle with Mira Electric Shower Sports Unit with adjustable shower attachment.

FIRST FLOOR LANDING (13' 6" X 7' 2") OR (4.11M X 2.18M)

Two ceiling light points, mains voltage smoke detector, radiator, door provides access to airing cupboard with slatted shelving and pressurised hot water system, door provides access to Bedroom One and staircase provides access to second floor landing.

BEDROOM 1 (11' 11" X 9' 10") OR (3.64M X 3.00M)

Coved and smooth finished ceiling, ceiling light point, double glazed window overlooking rear aspect, power points, radiator with independent thermostat.

BEDROOM 2 (11' 1" X 12' 5") OR (3.38M X 3.79M)

Coved and smooth finished ceiling, ceiling light point, double glazed window facing front with fitted roller blind, radiator with independent thermostat, wall mounted TV, built-in storage wardrobe.

BEDROOM 3 (9' 8" X 7' 8") OR (2.94M X 2.33M)

Ceiling light point, double glazed window facing rear aspect, radiator with independent thermostat, power points, telephone point.

BATHROOM (8' 5" X 6' 0") OR (2.57M X 1.84M)

Modern white suite comprising panelled enclosed bath with twin hand grips and mixer taps with shower attachment above with glazed shower screen to one side. Water pressure is good from Triton hot water system. Fully tiled walls above bath area, low level WC with push button flush, pedestal wash hand basin with hot and cold tap with tiled splash back above, double panelled radiator with mirror above, strip light and shaver socket. Enclosed ceiling light. Ceiling light.

2ND FLOOR LANDING

Ceiling light point, mains voltage smoke detector, door provides access to:

BEDROOM 4 (16' 1" X 15' 1") OR (4.90M X 4.59M)

The largest bedroom being located on the upper floor with sloping ceilings to two sides, Velux windows to front and rear with fitted window blinds. Numerous power points, double panelled radiator with independent thermostat.

OUTSIDE

The property benefits from one allocated parking space which is located adjacent to the property.

REAR GARDEN

Designed for ease of maintenance enclosed by close boarded fencing laid to patio with plastic storage shed to one corner. The rear garden backs South.

LEASEHOLD & MAINTENANCE FEES

We have been informed by the vendor that the property has 106 years remaining. Maintenance charges and ground rent are £71.29 per month for 2025.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.



TENURE

The resale tenure for this property is Leasehold

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road and take the second turning right into Gore Road, then take the forth turning Right (opposite Arnewood School) and Churchill Court will be the first turning on your 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.

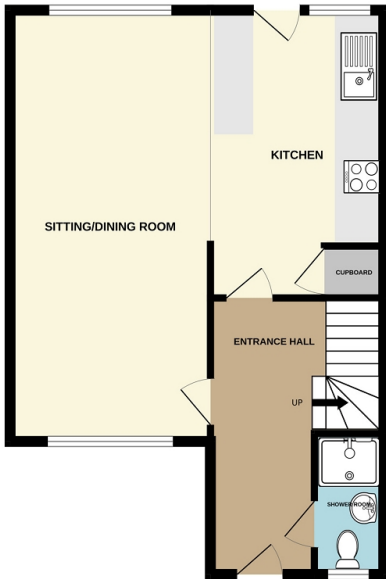
COUNCIL TAX

The council tax for this property is band C

EPC RATING

The EPC rating for this property is C78

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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.