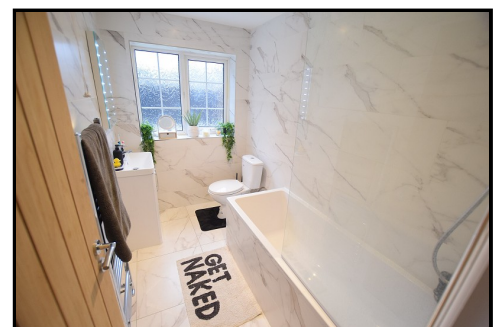




6 Tanglewood Court Herbert Road, New Milton, Hampshire. BH25 6BX

£329,950



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

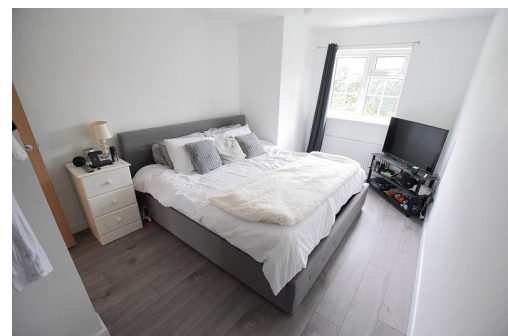




**6 Tanglewood Court Herbert Road, New Milton, Hampshire.
BH25 6BX**

£329,950

A beautifully refurbished two bedroom mid-terrace bungalow located within a short walk of New Milton town centre with shops and mainline station. Features of the property include Entrance Porch, Lounge/Dining Room, Kitchen, Bathroom, communal parking, gas fired central heating, landscaped gardens, vacant possession, Sole Agents.



ENTRANCE PORCH

Accessed via UPVC double glazed front door. Smooth finished ceiling, ceiling light, modern consumer unit with meter cupboard box to side, open way through to:

LOUNGE/DINING AREA (19' 10" X 11' 2") OR (6.05M X 3.41M)

Aspect to the front elevation through double glazed bay window, panelled radiator, power points, TV aerial point.

KITCHEN (8' 10" X 7' 1") OR (2.70M X 2.15M)

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, recessed lighting, one and a half bowl recessed sink unit set into a stone resin work surface extending along two walls with range of base drawers and cupboards beneath. Integrated fridge and freezer, electric oven, four ring electric hob with extractor fan over. Eye level storage cupboards, integrated washing machine.

INNER HALL

Smooth finished ceiling, ceiling light, power points, hatch to loft area with pull down loft ladder which houses combination gas fired boiler.

BEDROOM 1 (14' 7" X 9' 8") OR (4.45M X 2.95M)

Aspect to the front elevation through double glazed windows. Smooth finished ceiling, ceiling light, power points, recessed wardrobe area incorporating hanging rail, panelled radiator.

BEDROOM 2 (12' 2" X 7' 11") OR (3.72M X 2.41M)

Aspect to the rear elevation through double glazed door with matching side screen providing views and access onto rear garden. Smooth finished ceiling, ceiling light, power points, recess for wardrobe.

BATHROOM

Obscure double glazed window to rear. Smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds with deep panelled bath, monobloc mixer tap and shower attachment. Glazed shower screen, tiled flooring, low level WC, wash hand basin with monobloc mixer tap and storage beneath, mirror with light over, heated towel rail.

OUTSIDE

A central pathway provides access to the front door with the remainder of the garden being mostly laid to lawn which can be maintained for approximately £120. pa.

REAR GARDEN

Beautifully landscaped designed for easy maintenance being mainly paved with a feature central circular artificial lawn. The garden is enclosed behind both close board and panelled fencing and a gate provides access onto the communal pathway located to the rear. Outside water tap. Communal parking bay located a short distance from the bungalow.

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 to the main centre traffic lights and cross over into Ashley Road. Take the second turning left into Herbert Road.

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

Require a survey? Visit our website www.rossnicholas.co.uk for further information. 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

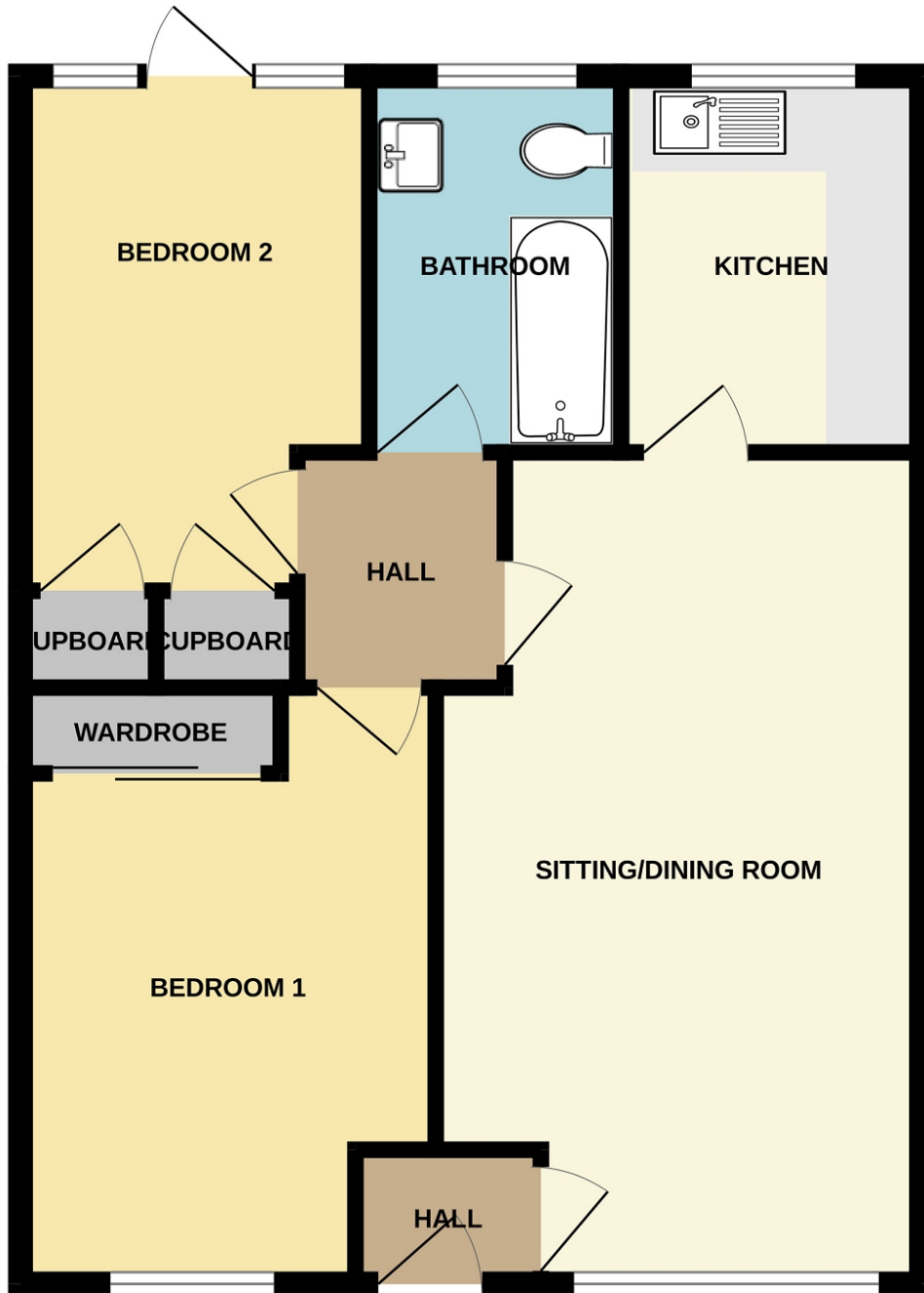
The council tax for this property is band D

EPC RATING

The EPC rating for this property is D65



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 612 sq.ft. (56.8 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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