



**21 Victoria Mews Queens Grove, New Milton, Hampshire. BH25 5DA**

**£269,950**



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







**21 Victoria Mews Queens Grove, New Milton, Hampshire.  
BH25 5DA**

**£269,950**

BUNGALOW WITH OWN PRIVATE GARDEN. A modern well presented two bedroom mid terrace bungalow with small easy to manage rear garden. Features of the property include open plan kitchen, sitting and dining area. Bathroom, garden and communal parking. Sole Agents and vendor suited.



## ENTRANCE

Covered entrance provides access via composite front door with glazed insert in turn leading to:

## ENTRANCE PORCH

Coved and textured ceiling, ceiling light point, access to consumer unit and door leads to:

## OPEN PLAN KITCHEN/ LIVING/DINING ROOM (18' 10" X 13' 9") OR (5.74M X 4.18M)

Sitting and dining areas have coved and textured ceiling, three wall light points, attractive large double glazed deep bay window overlooking front gardens, two modern Dimplex electric heaters, TV aerial point, numerous power points, wall mounted electric fire.

Open way through to kitchen with textured ceiling, recessed lighting, double glazed window overlooking front communal gardens, stainless steel sink with single drainer with hot and cold mixer taps with range of roll top work surfaces with fitted Bosch Induction hob and extractor fan over. Stainless steel electric oven. Recess for full height fridge/freezer, dishwasher and washing machine. Comprehensive range of eye level and floor mounted storage cupboards.

## INNER HALL

Coved and textured ceiling, smoke detector, ceiling light point, access to loft via roof hatch with ladder, doors to bedroom and bathroom, power point. Large airing cupboard, slatted shelving, hanging rail, pre-lagged hot water cylinder.

## BEDROOM 1 (12' 10" X 8' 10") OR (3.90M X 2.70M)

Coved and textured ceiling, double glazed window overlooking private rear garden enjoying an easterly aspect with views of Sway tower in the background. Two wall light points, power points, wall mounted electric heater and built-in double opening wardrobes.

## BEDROOM 2 (9' 10" X 9' 2") OR (3.0M X 2.80M)

Coved and textured ceiling, wall light points, wall mounted electric heater, double glazed window overlooking rear garden aspect and double glazed door provides access to patio and rear garden.

## BATHROOM (6' 7" X 5' 11") OR (2.0M X 1.80M)

Coved and textured ceiling, ceiling strip light, new ceiling extractor, cream coloured suite with panel enclosed bath with hand grip, hot and cold taps with separate electric Mira shower. Low level WC, pedestal wash hand basin with wall mounted mirror above, shaver socket, Vinyl flooring, wall mounted electric heater, mirror fronted medicine cabinet, tiling to full height, pull across shower curtain.

## REAR GARDEN

To the rear of the property is a paved and shingled area with the remainder of the garden laid to artificial lawn designed for ease of maintenance. The garden is enclosed by panel fencing, double garden storage shed, outside tap and light.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and continue until reaching the traffic lights in Ashley. Turn left into Ashley Common Road and Queens Grove is the first turning left.

## 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

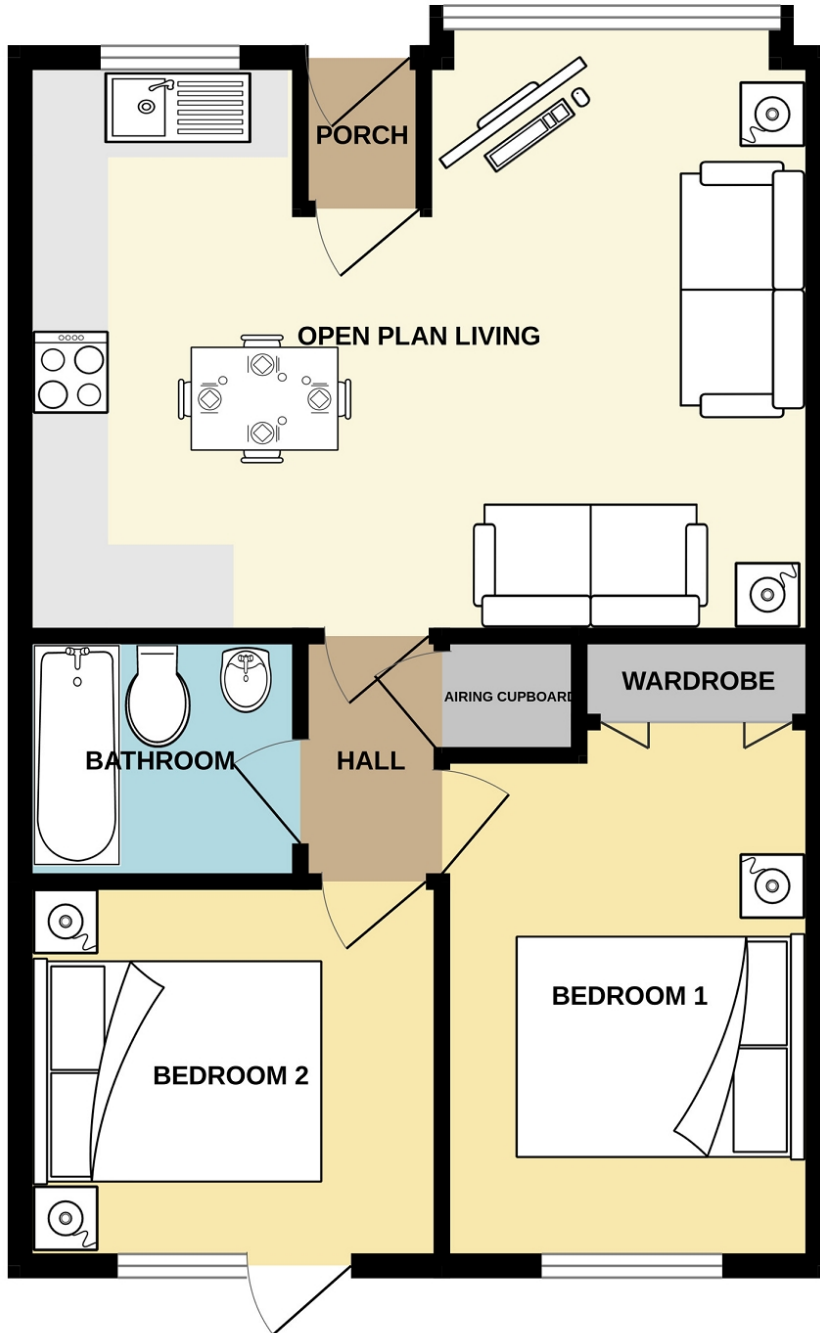
## EPC RATING

The EPC rating for this property is E49





GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 547 sq.ft. (50.8 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.  
Made with Metropix ©2025

**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
sales@rossnicholas.co.uk