



10 Chatsworth Way, New Milton, Hampshire. BH25 5UL

£309,950



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





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A very well presented three bedroom end of terrace house located in a popular residential development and offering numerous features including Entrance Hall, Cloakroom, Sitting Room, Kitchen with Dining Area, Main Bathroom, UPVC double glazing, gas fired central heating, Southerly facing rear garden, garage in nearby block.



ENTRANCE HALL

Accessed via UPVC double glazed front door, staircase to first floor landing, thermostatic control for central heating, panelled radiator, smooth finished ceiling, smoke detector, power points.

CLOAKROOM

Obscure UPVC double glazed window to front, smooth finished ceiling, ceiling light, low level WC, wash hand basin with tiled splash back, panelled radiator.

SITTING ROOM (15' 9" X 12' 6") OR (4.80M X 3.80M)

Aspect to the rear elevation through two UPVC double glazed windows. Smooth finished ceiling, ceiling light, two double panelled radiators, power points, TV aerial point, large under stairs storage cupboard with shelving, consumer unit and light.

KITCHEN (15' 11" X 8' 0") OR (4.84M X 2.45M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, recessed lighting. Single bowl single drainer ceramic sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer, washing machine, dishwasher, electric cooker, fitted stainless steel extractor canopy fan, base drawers and cupboards, eye level storage cupboards. The worktop continues providing a breakfast area with seating for three. Double panelled radiator. Open way through to:

DINING AREA (9' 3" X 6' 2") OR (2.82M X 1.87M)

Aspect to the rear elevation through two UPVC double glazed windows, smooth finished ceiling, two wall light points, UPVC double glazed door providing access onto rear patio and garden beyond.

FIRST FLOOR LANDING

Aspect to the front elevation through UPVC double glazed window, ceiling light, smoke detector, hatch to loft area, airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater and slatted shelving.

BEDROOM 1 (12' 2" X 9' 1") OR (3.71M X 2.78M)

Aspect to the rear elevation through two UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, power points.

BEDROOM 2 (11' 10" X 9' 5") OR (3.60M X 2.88M)

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

BEDROOM 3 (9' 3" X 6' 5") OR (2.82M X 1.96M)

Currently used as a Dressing Room. Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points. Fitted storage units comprising two singles with shelving and hanging rails.

BATHROOM (8' 0" X 6' 0") OR (2.44M X 1.83M)

Fully tiled wall surrounds with panelled bath unit, monobloc mixer tap and wall mounted Mira shower unit, glazed folding shower screen, low level WC, pedestal wash hand basin with monobloc mixer tap, single panelled radiator, eye level double opening storage cupboard with shelving. Obscure double glazed window to front, recessed lighting.

OUTSIDE

A paved pathway provides access to the front door with the remainder of the front being designed for easy maintenance with shrub and flower bed. Double opening gates provide access along the side elevation where there is a paved pathway and personal gate providing access onto side communal green.

REAR GARDEN

Designed for easy maintenance with a paved patio area adjoining the rear of the property and enclosed behind both panelled and close boarded fencing and hedging.

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 and take the second turning right into Gore Road. Continue until reaching Stem Lane on the right and continue over the railway bridge until reaching the first turning for Chatsworth Way on the right.

PLEASE NOTE

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

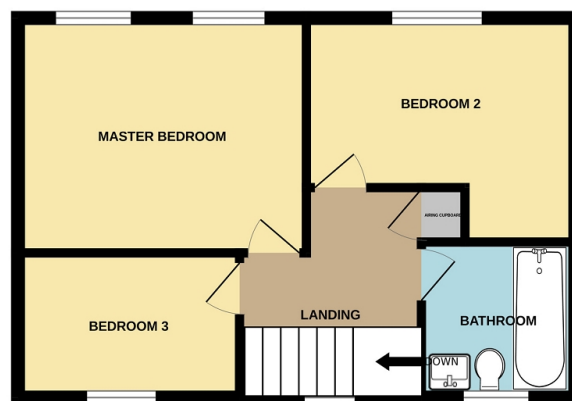
The council tax for this property is band C





GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 848 sq.ft. (78.8 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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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.