



17 Avenue Road, New Milton, Hampshire. BH25 5JP

£425,000



Ross Nicholas & Company Limited

9 Old Milton Road, New Milton. Hampshire.

BH25 6DQ

01425 625 500





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A three bedroom semi-detached property situated in a convenient location for New Milton town centre and mainline train station. The property benefits from Sitting Room, Dining Room, Kitchen, Utility, Cloakroom, Garden Room, Garage with extensive driveway and attractive gardens.



PORCH

Attractive arched entrance porch with light providing access to UPVC double glazed door with double glazed windows to either side.

ENTRANCE HALL

Two ceiling light points, smoke detector, radiator with independent thermostat, tiled flooring, power points, balustrade staircase to first floor landing, wall mounted Worcester central heating thermostat, door provides access to under stairs storage cupboard which houses the gas meter, eye level cupboard provides access to electric meter and safety trip consumer unit, door to:

SITTING ROOM (14' 4" X 11' 8") OR (4.37M X 3.55M)

Coved and smooth finished ceiling, ceiling light point, attractive UPVC double glazed bay window facing front garden aspect. Attractive brick fireplace surround with open grate. TV aerial point, power points. Picture rail.

KITCHEN (12' 5" X 7' 11") OR (3.79M X 2.41M)

Ceiling light, two sets of UPVC double glazed windows overlook side driveway and garden aspect. Comprehensive range of eye level and floor mounted kitchen units in light cream Shaker style with laminated wood block style work surfaces with stainless steel sink and matching drainer with swan necked mixer tap. Fitted four ring gas hob with stainless steel single oven below and filter hood above. Colourful tiled splash backs, space for fridge/freezer, space and plumbing for automatic washing machine and dishwasher, tiled flooring, numerous power points, door provides access to Dining Room and door leads to:

UTILITY ROOM (7' 6" X 4' 10") OR (2.29M X 1.48M)

Two ceiling downlights, UPVC double glazed door providing access to South facing garden, tiled flooring, power points, wall mounted extractor, space and plumbing for automatic washing machine and additional free standing white goods. Door provides access to:

CLOAKROOM (5' 2" X 2' 4") OR (1.57M X 0.72M)

Low level WC, wall mounted wash hand basin with hot and cold tap with opaque UPVC double glazed window facing side aspect. Modern recently installed Worcester gas fired central heating boiler, ceiling downlight.

DINING ROOM (12' 5" MAX X 10' 11") OR (3.78M MAX X 3.34M)

Coved and smooth finished ceiling, ceiling light point, picture rail, fitted shelving to one side of chimney breast, radiator with independent thermostat, power points and room continues and provides access to:

GARDEN ROOM (10' 5" X 7' 9") OR (3.18M X 2.36M)

Part of a later extension like the Utility Room benefiting from a pitched roof with two Velux windows flooding the room with natural light, three ceiling downlights. Double opening French doors with matching windows with window openers provides aspect and access to rear garden. Radiator with independent thermostat, power points.

FIRST FLOOR LANDING (9' 1" X 7' 4") OR (2.77M X 2.24M)

Ceiling light point, UPVC double glazed window facing side aspect, power point, access to loft with pull-down loft ladder, door provides access to:

BEDROOM 1 (15' 1" X 11' 8") OR (4.60M X 3.55M)

Ceiling light point, UPVC double glazed window overlooking front garden aspect with views towards Fernhill Road adjacent. Single panel radiator with independent thermostat, range of fitted wardrobes with hanging rail and storage cupboards above. Power points. TV aerial point.

BEDROOM 2 (10' 9" X 11' 0") OR (3.27M X 3.36M)

Ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath with independent thermostat, power points, built-in storage wardrobe to one side of chimney breast.

BEDROOM 3 (9' 1" X 8' 0") OR (2.77M X 2.44M)

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

BATHROOM (7' 4" X 6' 9") OR (2.24M X 2.05M)

Smooth finished ceiling, four ceiling downlights, opaque UPVC double glazed window facing front aspect. White suite comprising 'P' shaped bath with mixer taps and separate Mira shower mixer above with adjustable shower attachment and pull across shower curtain. Low level WC with push button flush, wash hand basin with mixer tap with pop-up waste with tiled splash back with mirror and light above. Heated towel rail, tiling to full height over bath area, Vinyl cushion flooring.

OUTSIDE

Double opening timber gates provide access to an extensive Tarmac drive providing off road parking for numerous vehicles and continues to one side of the property leading to the detached single garage.

DETACHED GARAGE (18' 3" X 9' 4") OR (5.55M X 2.85M)

Detached single garage of brick construction under a flat felted roof with single up and over door, benefiting from light and power. Gate provides access to garden.

FRONT GARDEN

Low level brick wall to front boundary with the remainder of the boundaries enclosed by hedging or panelled fencing. The front garden is laid to lawn with shrubs and bushes.



VIEWING ARRANGEMENTS

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

REAR GARDEN

A patio adjoins the property with the remainder of the garden laid to lawn with shrubs and bushes. Enclosed by a mixture of panelled fencing and brick walling. The garden faces a Southerly aspect. Garden storage shed located to one corner situated behind the garage, the garden is well screened and not overlooked by any neighbouring properties. Personal door provides access to garage, outside wall light.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge and Avenue Road will be found on the left.

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. 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.

EPC RATING

The EPC rating for this property will be confirmed shortly.



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.