



125 Marryat Road, New Milton, Hampshire. BH25 5JF

£335,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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An extended three bedroom end of terrace house located within a short walk of New Milton town centre. Features of the property include sitting room, open plan living area including kitchen, dining and snug areas, utility area, cloakroom, bathroom, garden, cabin and off road parking for up to six cars subject to size.



ENTRANCE HALL

UPVC entrance door with opaque double glazed inserts, wall light point, tiled floor, wall mounted electric consumer unit, wall mounted gas meter under the stairs, space for condenser dryer also in the under stairs recess. Stairs rise to first floor. Door to:

GROUND FLOOR WC

Fitted with a white suite comprising low level flush WC and wall mounted wash hand basin, part tiled walls, tiled floor, ceiling light point.

LIVING ROOM (18' 1" X 11' 4") OR (5.51M X 3.45M)

UPVC double glazed bow window to front, ceiling light point, two wall light points, laminate wood flooring, wall mounted panelled radiator.

KITCHEN/DINING ROOM (21' 4" X 17' 7") OR (6.50M X 5.37M)

Benefitting from a sizeable extension to the rear enabling a good sized Kitchen with Island unit comprising of Grey gloss painted units with areas of laminate roll top work surface with matching splash back, inset stainless steel one and a half bowl sink unit with drainer adjacent and mixer tap over, integrated full size dishwasher, space for tall standing fridge/freezer and plumbing for washing machine adjacent. UPVC double glazed window overlooking the rear garden, large island unit with storage cupboards and breakfast bar style seating space for three/four persons, nook recess for additional leisure space, sliding doors lead to the garden. Door from the Kitchen leads to the:

UTILITY ROOM (16' 10" X 4' 7") OR (5.14M X 1.40M)

Window to front, UPVC door to rear, tiled floor, ceiling light point.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access to the roof space via hatch, cupboard housing the Gas fired Glow Worm boiler.

BEDROOM 1 (12' 8" X 11' 5") OR (3.86M X 3.49M)

Situated to the rear of the property with a lovely outlook over the rear garden via a UPVC double glazed window. Built-in triple wardrobe with a mix of hanging space and shelving, ceiling light point, wall mounted panelled radiator.

BEDROOM 2 (11' 7" X 9' 5") OR (3.54M X 2.86M)

UPVC double glazed window to front, ample space for fitted or free standing bedroom furniture, ceiling light point, power points, wall mounted radiator, provision for wall hung television.

BEDROOM 3 (8' 6" X 8' 1") OR (2.60M X 2.46M)

UPVC double glazed window, ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator.

BATHROOM

Fitted with a three piece white suite comprising panel enclosed bath with independent shower fittings over and concertina glazed screen adjoining, pedestal wash hand basin and low level flush WC. Fully tiled walls, vinyl flooring, ceiling light point, UPVC opaque double glazed window to rear.

OUTSIDE

The rear garden is a delightful feature of the property laid mainly to low maintenance paving with a large timber chalet/shed at the rear of the garden. To the side of the property is a covered workshop/pottery/hobbies area and a pedestrian access gate which leads to a pedestrian walkway.

THE APPROACH

Laid mainly to attractive block paving providing off road parking for three/four vehicles.

DIRECTIONAL NOTE

From our office in New Milton turn left at the traffic lights and head up the High Street. After crossing over the train bridge turn left into Avenue Road and follow the road around where it becomes Kennard Road and then turn left into Kennard Court. Follow the road around to the left hand side where it becomes Marryat Road and the property will be found on the right hand side and is numbered.

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

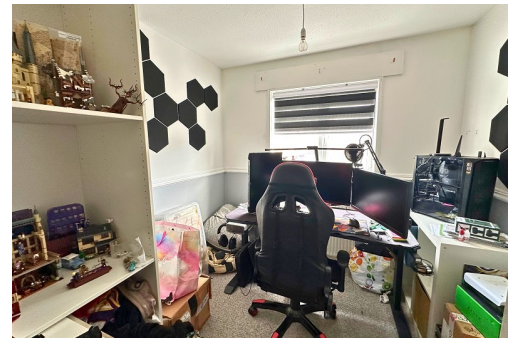
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

COUNCIL TAX

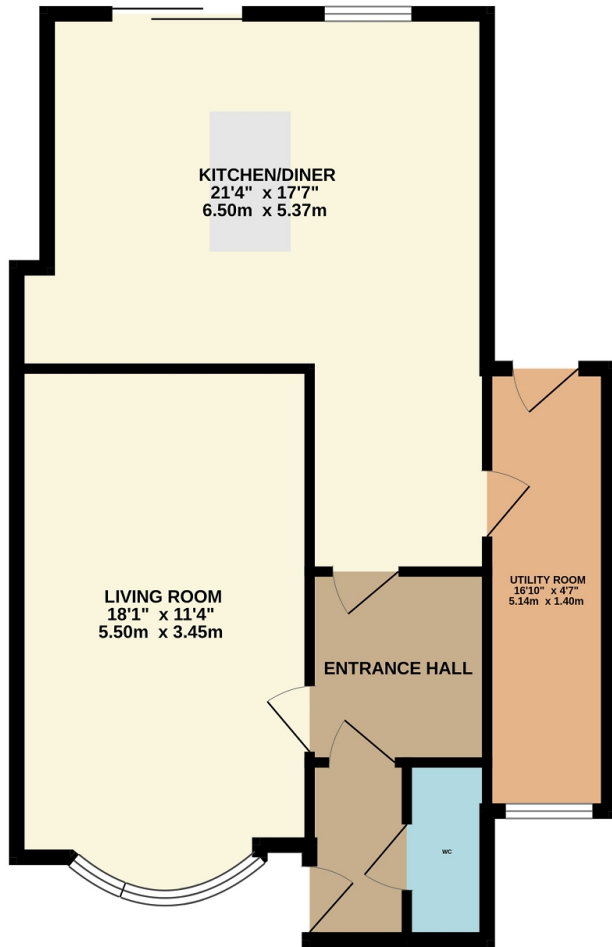
The council tax for this property is band B

EPC RATING

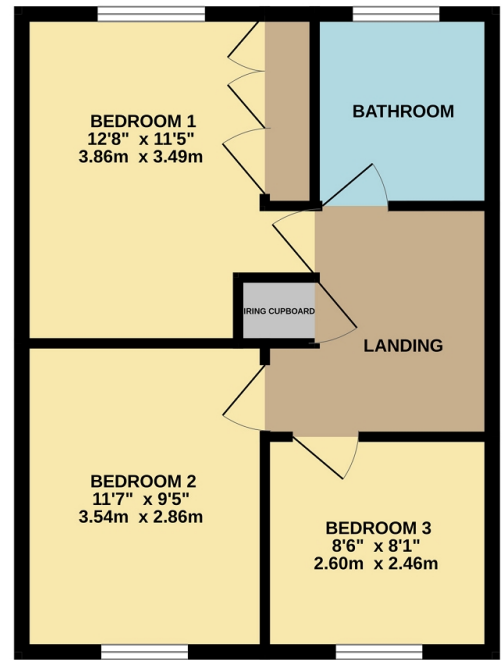
The EPC rating for this property is D65



GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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