



32 Oak Road, New Milton, Hampshire. BH25 5BD

Guide Price £475,000



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





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A rare opportunity to purchase a three bedroom house with full planning permission to sever garden and construct a 3 bedroom dwelling adjacent to the original property. Features of the original property comprise dining room, sitting room, breakfast room, kitchen, conservatory, bathroom, garage and off road parking.



AGENTS NOTE

The vendor informs us that the site has full planning permission granted, building regs and structures have been granted and paid, all fees have been paid excluding the Nitrates contribution which is approximately £4,400 plus vat. This payment includes both Admin and Solicitor fees. The link to NFDC planning portal is https://planning.newforest.gov.uk/online-applications/applicationDetails.do?keyVal=_NEWFO_DCAPR_218227&activeTab=summary

ENTRANCE PORCH

Accessed via UPVC double glazed door with matching side screen. Smooth finished ceiling, obscure UPVC double glazed window to front. Multi-panelled glazed door providing access to:

DINING ROOM (16' 0" MAX X 11' 3") OR (4.88M MAX X 3.42M)

Aspect to the front elevation through UPVC double glazed window, double panelled radiator, power points, thermostatic control for central heating, door and staircase to first floor landing, door providing access to:

LOBBY

Wall hung wash hand basin with tiled splash back and mirror over. Smooth finished ceiling, recessed ceiling light, hatch to loft area.

CLOAKROOM

Obscure UPVC double glazed window to rear. Low level WC, double panelled radiator.

SITTING ROOM (14' 11" X 13' 7") OR (4.55M X 4.15M)

Aspect to both front and side elevations through UPVC double glazed windows with double opening French doors providing both views and access to rear patio and garden beyond. Smooth finished ceiling, recessed lighting, double panelled radiator, power points, TV connections for wall hung television.

BREAKFAST ROOM (8' 9" X 7' 9") OR (2.66M X 2.36M)

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

KITCHEN (10' 9" X 8' 11") OR (3.28M X 2.72M)

Aspect to the rear elevation onto Conservatory and garden beyond. Smooth finished ceiling, recessed lighting. One and a half bowl single drainer stainless steel 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 threequarter height fridge and dishwasher. Eye level storage cupboards, UPVC double glazed door providing access to:

CONSERVATORY (10' 11" X 10' 0") OR (3.33M X 3.04M)

UPVC double glazed windows with vaulted Polycarbonate roof. Ceiling light. Work surface with recess for washing machine and tumble dryer. Double opening French doors providing views and access onto patio and garden beyond. Power points.

FIRST FLOOR LANDING

Hatch to loft area, smooth finished ceiling, ceiling light, smoke detector, airing cupboard housing Glow Worm gas fired boiler.

BEDROOM 1 (12' 2" X 11' 2") OR (3.70M X 3.40M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points. TV connections for wall hung television.

BEDROOM 2 (9' 10" X 11' 7") OR (3.00M X 3.54M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, single panelled radiator, power points.

BEDROOM 3 (9' 9" X 9' 1") OR (2.98M X 2.77M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points, fitted wardrobe unit with double opening doors, hanging rails and storage cupboards over.

BATHROOM

Obscure UPVC double glazed windows to rear. Smooth finished ceiling, recessed lighting. Panelled bath unit with central monobloc mixer tap and wall mounted Triton T80 shower unit. Wash hand basin with monobloc mixer tap with storage cupboards beneath. Low level WC, tiled flooring, heated towel rail.

OUTSIDE

The front area is designed for parking for approximately 4 - 5 cars. Access to the front door. Personal gate provides access along the side area which is laid to lawn and enclosed behind fencing. This area opens to the rear garden which once again is laid to lawn with a paved patio area adjoining the rear of the property. The garden is bounded behind both panelled, close boarded fencing and hedging. Shrub and flower beds throughout. Metal garden store located to the rear boundary, gate leading to rear path, outside lighting and water tap.

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 cross over at the traffic lights into Ashley Road and take 6th turning left into Oak Road.



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.

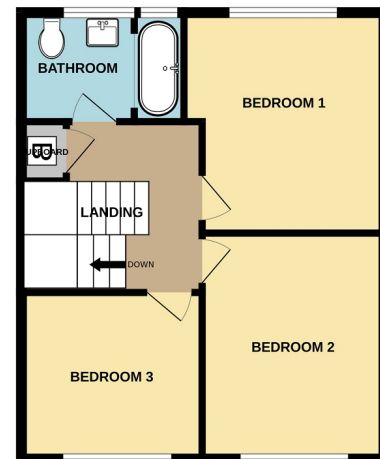
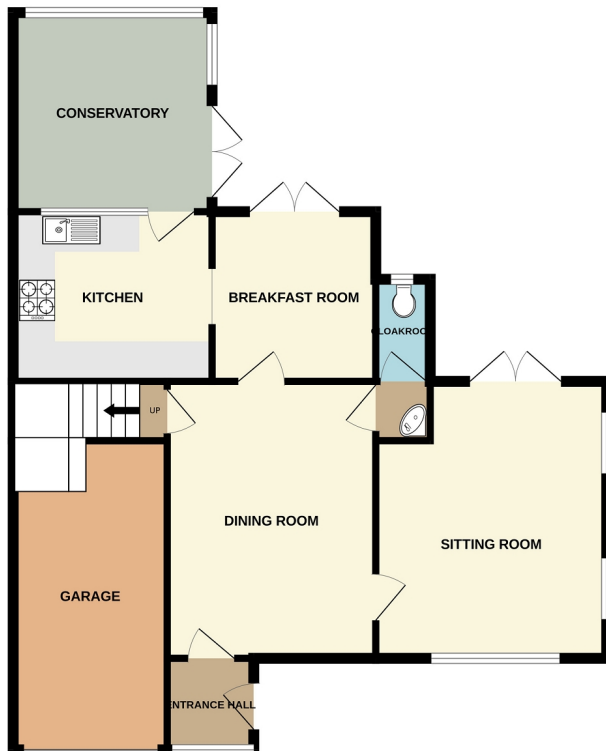
COUNCIL TAX

The council tax for this property is band C



GROUND FLOOR
858 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1333 sq.ft. (123.8 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.