



5a Yew Lane, New Milton, Hampshire. BH25 5BA

£399,500



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





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A beautifully presented three bedroom semi-detached cottage style house located in a popular residential area within easy reach of local shops and schools. Features of the property include Entrance Hall, Breakfast Room, Cloakroom, Sitting/Dining Room. En-Suite Shower Room, main Bathroom, off road parking, South facing rear garden. UPVC double glazing, gas fired central heating, Sole Agents.



ENTRANCE

Canopy covered entrance with UPVC double glazed door providing access to:

ENTRANCE HALL

Staircase to first floor landing. Smooth finished ceiling, smoke detector, two ceiling light points, thermostatic control for central heating, under stairs storage cupboard with shelving, panelled radiator.

CLOAKROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light, extractor fan, low level WC, pedestal wash hand basin with tiled splash back, heated towel rail.

SITTING ROOM/DINING ROOM (14' 5" X 13' 8") OR (4.40M X 4.17M)

Aspects to both rear and side elevations through UPVC double glazed windows with central UPVC double glazed double opening doors providing both views and access onto patio and garden beyond. Smooth finished ceiling, ceiling light points, double panelled radiator, power points, TV aerial point.

KITCHEN/BREAKFAST ROOM (15' 4" X 6' 7") OR (4.68M X 2.00M)

Aspects to side and front elevations through UPVC double glazed windows. Smooth finished ceiling, recessed lighting with ceiling light. 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. Fitted dishwasher, recess for washing machine, fitted stainless steel electric oven, four ring gas hob and extractor fan over. Eye level storage cupboards, part tiled wall surrounds, cupboard housing gas fired boiler. Recess for full height fridge/freezer and breakfast table, panelled radiator, power points.

LANDING

Smooth finished ceiling, ceiling light, smoke detector, hatch to loft area, power points.

BEDROOM 1 (13' 8" X 13' 7") OR (4.17M X 4.13M)

Aspect to the rear elevation through two UPVC double glazed windows. Additional obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, double panelled radiator, recessed shelving area.

EN-SUITE SHOWER ROOM

Smooth finished ceiling, ceiling light, low level WC, wash hand basin with tiled splash back, shower cubicle, tiling to three walls, thermostatically controlled shower unit and folding shower screen.

BEDROOM 2 (10' 5" X 6' 11") OR (3.18M X 2.11M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, panelled radiator, ceiling light, power points, recessed storage incorporating hanging rail.

BEDROOM 3 (8' 11" X 8' 6") OR (2.72M X 2.58M)

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

BATHROOM

Obscure UPVC double glazed window facing front. Smooth finished ceiling, ceiling light, fully tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment. Pedestal wash hand basin with light over, low level WC, heated towel rail.

OUTSIDE

The front garden is designed for easy maintenance being brick paved providing two off road parking spaces and access to the front door. Outside water tap, gravel pathway extending along the side elevation.

REAR GARDEN

There is a paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn and enclosed behind close board fencing. The garden enjoys a Southerly aspect and has a selection of shrub and flower beds. Personal gate provides access onto the side driveway which in turn leads to the front elevation.

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 proceed until reaching the traffic lights at Ashley. Turn left into Ashley Common Road and take the second turning left into Belmont Road then first right into Yew Lane.

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

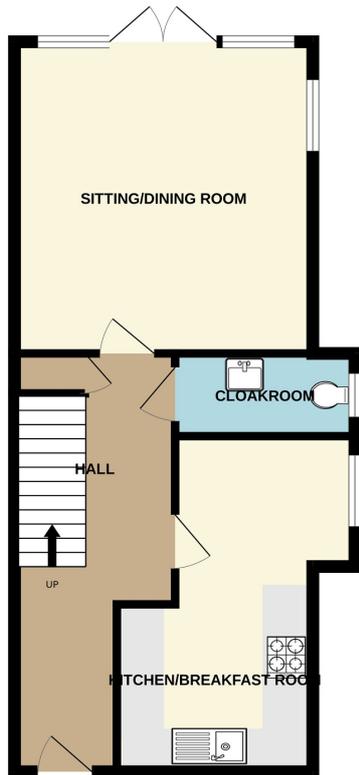
The council tax for this property is band C

EPC RATING

The EPC rating for this property is C75



GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 966 sq.ft. (89.7 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.