



14 Arundel Close, New Milton, Hampshire. BH25 5UH

£299,950



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





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A detached two bedroom property with garage and off road parking situated on a popular residential development within easy reach of schools, leisure facilities and shops. Sitting room, cloakroom, conservatory and bathroom. South backing overgrown rear garden. The property would benefit from some refurbishment.



ENTRANCE PORCH

Arched entrance porch with wall light and sensor. Louvre door provides access to boiler cupboard housing the Worcester Green Star central heating boiler, also access to gas meter, electric meter and safety trip consumer unit. Composite double glazed door provides access to:

ENTRANCE HALL (10' 0" X 5' 11") OR (3.06M X 1.81M)

Ceiling light point, smooth finished ceiling, radiator with Honeywell central heating thermostat, power points, staircase to first floor landing, door to Sitting Room and hall continues to provide access to:

KITCHEN (10' 1" X 7' 5") OR (3.07M X 2.26M)

Open plan to hallway, smooth finished ceiling, numerous LED downlights, glazed window facing front aspect, comprehensive range of eye level and floor mounted kitchen units with laminated work top surface areas. One and a half bowl stainless steel sink with mixer tap. Stainless steel hob with oven and grill beneath. Filter hood above. Space for upright fridge/freezer, laminate style flooring, TV aerial point, power points, wall mounted Drayton central heating programmer.



SITTING ROOM (13' 8" X 13' 2") OR (4.17M X 4.01M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect, double panelled radiator with independent thermostat. TV aerial point, power points, fitted desk unit to one side with power points beneath ideal for home office. Door provides access to:

CLOAKROOM (5' 1" X 2' 6") OR (1.55M X 0.77M)

Low level WC, push button flush, wall mounted wash hand basin with tiled splash back, heated towel rail, ceiling extractor fan.

CONSERVATORY (11' 3" X 7' 7") OR (3.44M X 2.30M)

Double glazed windows, two window openers and sliding patio doors provide access to patio and south facing rear garden. Double panelled radiator with Honeywell thermostat.

FIRST FLOOR LANDING (8' 2" X 6' 0") OR (2.50M X 1.84M)

Smooth finished ceiling, ceiling light, access to loft via roof hatch, power point, door to:

BEDROOM 1 (13' 7" MAX X 11' 5") OR (4.15M MAX X 3.47M)

Smooth finished ceiling, ceiling downlight. UPVC double glazed window facing rear aspect, radiator with independent thermostat, TV aerial point, power points.

BEDROOM 2 (11' 11" X 7' 5") OR (3.62M X 2.25M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect, power points, TV aerial point, radiator with independent thermostat.

BATHROOM (8' 3" X 5' 11") OR (2.52M X 1.80M)

White suite comprising panelled enclosed bath and mixer taps with separate shower mixer bar above with adjustable shower attachment. Low level WC with push button flush. Wash hand basin with monobloc mixer tap. Opaque double glazed window facing front aspect. Mirror fronted medicine cabinet, chrome effect towel rail, door provides access to airing cupboard with lagged hot water cylinder with fitted immersion heater also provides access to pump for shower. Fully tiled walls.

OUTSIDE

Concrete drive provides off road parking with the garden laid to pea shingle and paving and could provide additional off road parking if required. Outside water tap, up and over door provides access to:

GARAGE (18' 1" X 8' 2") OR (5.51M X 2.49M)

Of blockwork construction under a pitched and tiled roof, eaves storage space, two ceiling strip lights, power points, TV aerial point and door provides access to rear garden.

REAR GARDEN

Patio adjoins the property with three steps up to lawned garden which is somewhat overgrown. Enclosed by panelled fencing with garden shed to one corner, mixture of mature trees and conifers.

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 until reaching Gore Road on the right. Proceed along Gore Road until reaching Stem Lane on the right. Turn into Stem Lane and proceed over the railway bridge and on reaching the first turning marked Chatsworth Way turn into this road then first right into Arundel Close.

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 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 is C70



GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.

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TOTAL FLOOR AREA: 896 sq.ft. (83.2 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.