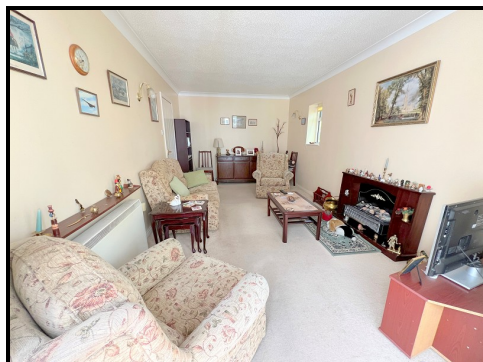




3 Baden Close, New Milton, Hampshire. BH25 5PF

Guide Price £299,950



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





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A two double bedroom semi-detached bungalow conveniently located within a short walk of New Milton town centre and set on a corner plot. Features of the property include Entrance Hall, Sitting/Dining Room, Conservatory, Bathroom, UPVC double glazing, Garage, Private Gardens, Vacant possession, Sole Agents.



ENTRANCE HALL

Accessed via a canopy entrance with double glazed front door. Access to loft area, ceiling light, smoke detector, wall mounted electric heater, power point, coats cupboard with shelf and coat hooks.

SITTING ROOM/DINING ROOM (18' 1" X 10' 0") OR (5.51M X 3.05M)

Aspect to the side elevation through double glazed window. Wall light points, wall mounted electric heater, TV aerial point, power points, sliding double glazed doors providing access to:

CONSERVATORY (9' 8" X 10' 0") OR (2.94M X 3.04M)

Polycarbonate roof of double glazed construction, French doors providing both views and access onto patio and garden beyond. Wall mounted electric heater.

KITCHEN (10' 6" X 7' 9") OR (3.20M X 2.37M)

Aspect to the front elevation through double glazed window. Ceiling light, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Recess for washing machine and full height fridge/freezer. Canon cooker with four ring hob over. Tiled wall surrounds, eye level storage cupboards, airing cupboard housing pre-lagged hot water cylinder with fitted immersion and slatted shelving over.

BEDROOM 1 (14' 1" X 10' 0") OR (4.28M X 3.04M)

Aspect to the front elevation through UPVC double glazed bay window. Wall light point, double wardrobe unit with double opening doors, hanging rail and shelf.

BEDROOM 2 (10' 11" X 10' 10") OR (3.34M X 3.31M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, electric heater. power points.

BATHROOM (7' 7" X 6' 6") OR (2.30M X 1.98M)

Panelled bath unit, monobloc mixer tap and Triton electric shower over. Glazed shower screen, low level WC, pedestal wash hand basin with mirror, light and shaver point over. Mirror fronted medicine cabinet, heated electric towel rail.

OUTSIDE

The front garden has a paved patio area adjoining the front of the property with a small area of lawn with shrub and flower beds. Pathway extending along the side elevation with gate providing access to:

REAR GARDEN

Paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of well established shrub and flower beds. The garden is enclosed behind both close board and panelled fencing.

GARAGE IN BLOCK

Situated in a nearby block with up and over door, eaves storage and pitched roof. Communal bays for parking within the development.

VIEWING ARRANGEMENTS

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

MAINTENANCE CHARGE

The executor informs us that there are annual property maintenance charges for Baden Close for which they have just paid £663 (7/4/2025) which covers the next year

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and take the 5th turning right into Caird Avenue. Follow the road until almost reaching A337 then turn right into Ashington Park then first right into Baden Close.

PLEASE NOTE

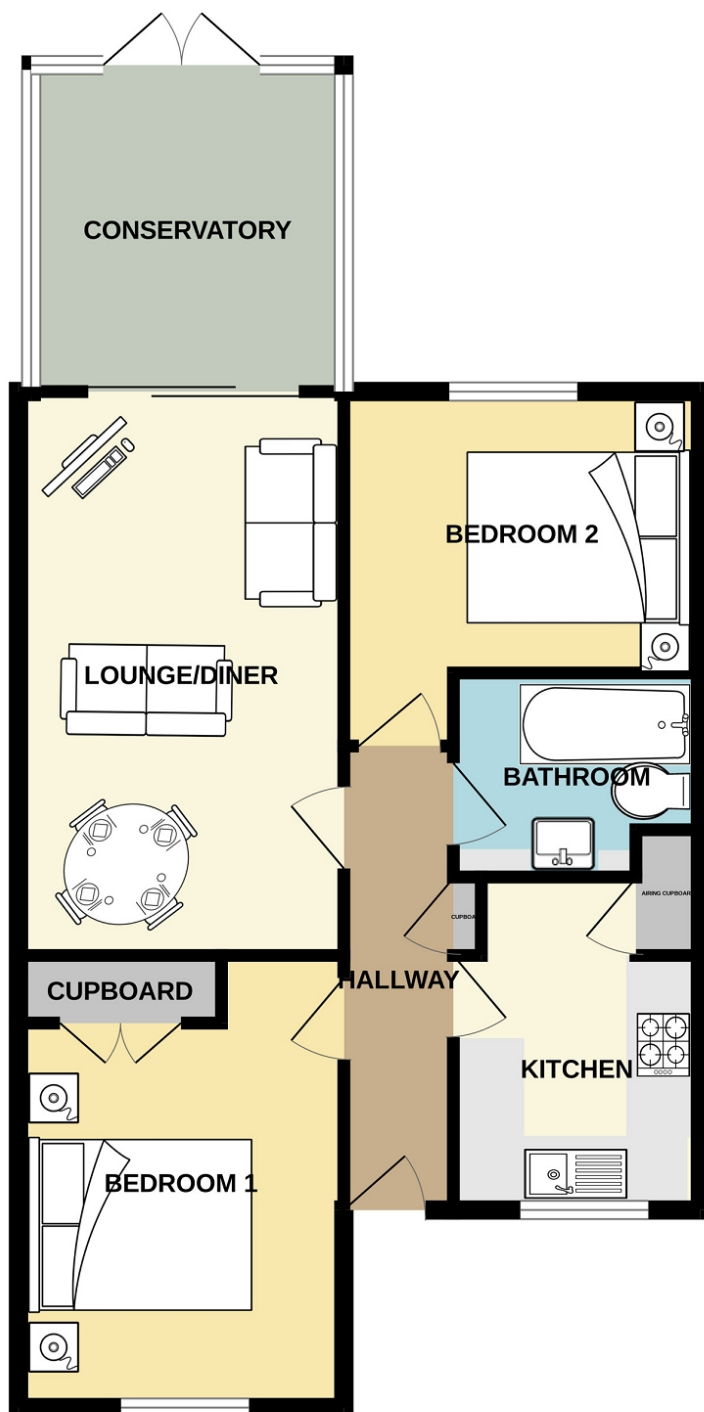
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property. 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 D



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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.