



**4 Clover Court, Ashley, New Milton, Hampshire. BH25 5XX**

**Price £309,950**



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



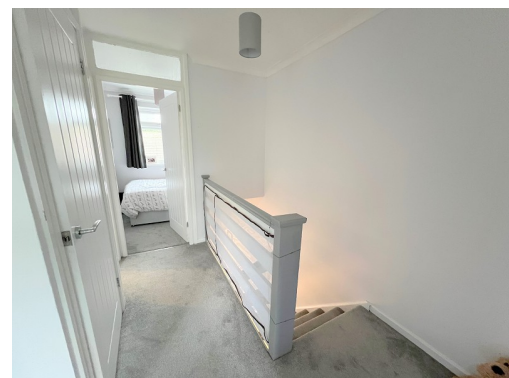




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A very well presented, spacious three bedroom terraced house located in a popular residential area within a short walk of local shopping parade and school. Features of the property include Entrance Hall, Cloakroom, Sitting Room, Dining Area, Kitchen, Shower Room, two off road parking spaces, landscaped gardens and views over adjoining woodland and green to rear.





**ENTRANCE HALL**

Accessed via composite front door, staircase to first floor landing, modern consumer unit, under stairs storage area, smooth finished ceiling, ceiling light, large storage cupboard, power points. Double panelled radiator.

**CLOAKROOM**

Obscure UPVC double glazed window to front, smooth finished ceiling, recessed lighting, part tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap and storage beneath.

**SITTING ROOM/DINING ROOM (23' 8" X 11' 0") OR (7.21M X 3.35M)**

Aspect to both front and rear elevations through UPVC double glazed windows. Two panelled radiators, smooth finished ceiling, recessed lighting, power points, TV aerial point, wall mounted thermostatic control for central heating.

**KITCHEN (10' 10" X 8' 6") OR (3.29M X 2.59M)**

Aspect to the rear elevation through UPVC double glazed window with matching door to side providing direct access to patio and garden. Ceiling light, single bowl, single drainer composite sink unit with monobloc mixer tap set into a work surface extending along two walls with drawers and cupboards beneath. Recess for washing machine and slimline dishwasher, fitted stainless steel electric oven with four ring AEG gas hob and AEG extractor fan over. Eye level storage cupboards, part tiled wall surrounds, additional work surface with storage cupboards beneath, power points, tiled flooring, wall mounted Worcester Bosch gas fired boiler.

**FIRST FLOOR LANDING**

Smooth finished ceiling, ceiling light, hatch to loft area, power points, linen cupboard with shelving.

**BEDROOM 1 (13' 1" X 12' 9") OR (3.99M X 3.88M)**

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, power points, recess for range of wardrobes.

**BEDROOM 2 (10' 9" X 10' 6") OR (3.27M X 3.20M)**

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, smooth finished ceiling, ceiling light, power points.

**BEDROOM 3 (9' 0" X 7' 4") OR (2.74M X 2.24M)**

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

**SHOWER ROOM**

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed lighting, extractor fan, large walk-in shower cubicle with glazed shower screen. Rain effect shower head and hand held shower attachment, tiled wall surrounds, low level WC with concealed cistern with adjoining wash hand basin with monobloc mixer tap and storage cupboards beneath.

**OUTSIDE**

The front elevation has two allocated parking spaces with a shrub and flower bed adjoining the property.

**REAR GARDEN**

Recently landscaped with a paved patio area adjoining the rear of the property with a central pathway providing access to the rear boundary where there is a gate. The garden is enclosed behind both close board and panelled fencing and there are two areas of lawn with a selection of shrub and flower beds. Outside water tap and lighting.

**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 over the town centre traffic lights into Ashley Road. Carry on until reaching the lights at Ashley and turn left into Ashley Common Road taking the first turning right into Ashley Meadows then right into Poplar Road and first right into Clover Court.

**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.

**TENURE**

The resale tenure for this property is Freehold

**COUNCIL TAX**

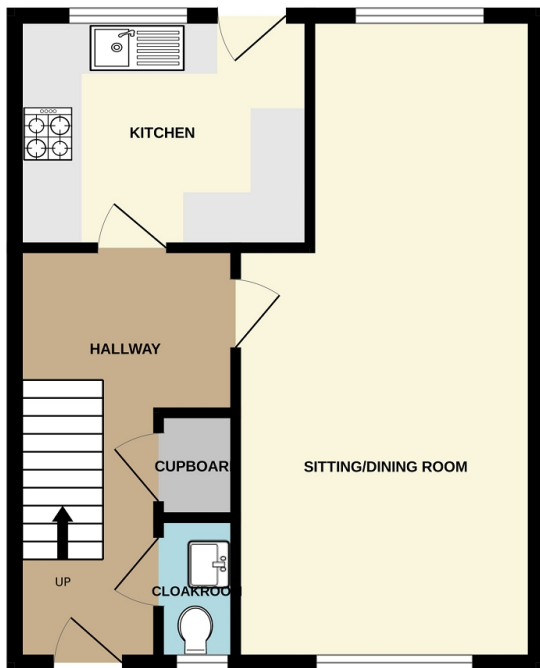
The council tax for this property is band C

**EPC RATING**

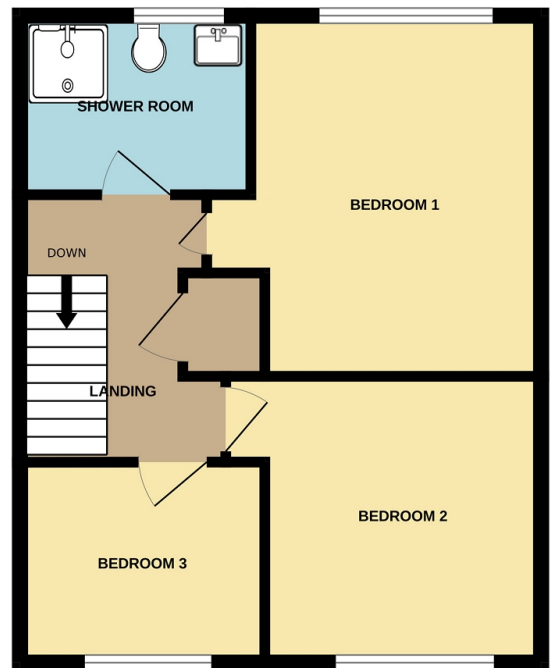
The EPC rating for this property is D66



GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 902 sq.ft. (83.8 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.