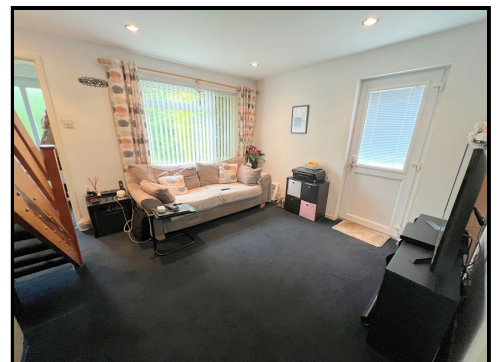




**30 Chatsworth Way, New Milton, Hampshire. BH25 5UY**

**£210,000**



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







**30 Chatsworth Way, New Milton, Hampshire. BH25 5UY**  
**£210,000**

A one bedroom Freehold house located in a popular residential area and enjoying two gardens and allocated parking space. Features of the property include entrance porch, sitting/dining room, kitchen, bathroom, UPVC double glazing, gas fired central heating, Sole Agents, Vacant Possession.





## ENTRANCE PORCH

Accessed via UPVC double glazed door, smooth finished ceiling, ceiling light, consumer unit, glazed door providing access to:

## SITTING ROOM/DINING ROOM (13' 2" X 11' 5") OR (4.02M X 3.48M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, recessed lighting, power points, door providing access onto garden, folding door leading to:

## KITCHEN (7' 10" X 5' 3") OR (2.39M X 1.60M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, single bowl, single drainer stainless steel sink with monobloc mixer tap set into a working surfaces extending along two walls with base cupboards beneath. Recess for full height fridge/freezer, gas cooker and washing machine, part tiled wall surrounds, eye level storage cupboard, power points.

## FIRST FLOOR LANDING

Smooth finished ceiling, recessed lighting, smoke detector, hatch to loft area, power points. Cupboard housing Worcester/Bosch gas fired boiler, ceiling light.

## BEDROOM (10' 5" X 10' 1") OR (3.18M X 3.07M)

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

## BATHROOM (6' 3" X 5' 5") OR (1.90M X 1.66M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, part tiled wall surrounds, panelled bath unit, wall mounted electric shower, low level WC, pedestal wash hand basin, heated towel rail.

## OUTSIDE

The front garden is enclosed behind hedging and is mostly laid to lawn with a paved pathway providing access to the front door and continues on leading to a personal gate which in turn leads to the side garden. There is a paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind both close board and panelled fencing and to the rear boundary there is a timber shed. Outside water tap and personal gate leading to allocated parking space to rear.

## 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 and take the second turning right into Gore Road. Continue until reaching Stem Lane on the right, proceed over the railway bridge and take the second turning for Chatsworth Way on the right.

## 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](http://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.

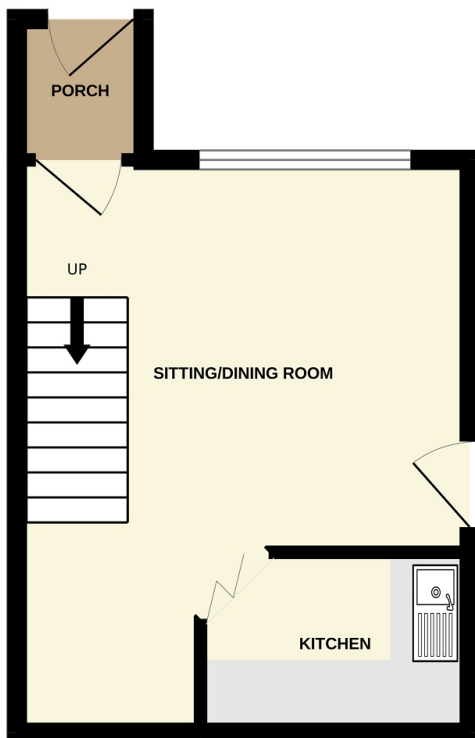
## COUNCIL TAX

The council tax for this property is band B

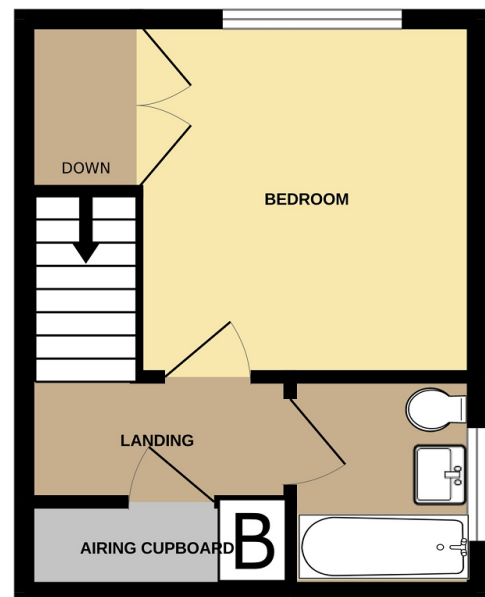
## EPC RATING

The EPC rating for this property is C73

GROUND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR  
220 sq.ft. (20.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 456 sq.ft. (42.4 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.