



12 Ashdown Walk, New Milton, Hampshire. BH25 6TX

£425,000



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





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A three bedroom detached bungalow requiring modernisation and located in a quiet area within a short walk of New Milton Town Centre. Features of the property include Entrance Porch, Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Bathroom, Separate WC, gardens, driveway and garage.



ENTRANCE PORCH

Accessed via glazed front door. Ceiling light, door leading to:

ENTRANCE HALL

Two ceiling lights, airing cupboard with folding door and pre-lagged hot water cylinder, programmer and time clock. Coats cupboard with hanging rail and shelf. Panelled radiator, power points, wall mounted thermostatic control for central heating.

SITTING ROOM (19' 8" X 12' 6") OR (6.00M X 3.80M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, double panelled radiator, flame effect gas fire set into a stone hearth and wooden mantel. Power points, TV aerial point, sliding double glazed patio doors providing access onto side elevation.

KITCHEN/BREAKFAST ROOM (16' 0" X 10' 5") OR (4.87M X 3.18M)

Aspect to both front and side elevations through UPVC double glazed windows. Two ceiling light points, recessed lighting, hatch to loft area. One and a half bowl single drainer stainless steel sink unit set into a working surface extending along two walls with protruding breakfast bar with a selection of base drawers and cupboards beneath. Fitted Creda double oven, four ring Bosch gas hob and extractor fan over. Eye level storage cupboards, part tiled wall surrounds, double opening recessed cupboard with shelving, recess for washing machine and full height fridge/freezer.

BEDROOM 1 (13' 5" X 9' 10") OR (4.08M X 3.00M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, double recessed wardrobe with folding doors, hanging rails and shelf.

BEDROOM 2 (9' 10" X 10' 5") OR (3.00M X 3.17M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, recessed double wardrobe with folding doors, hanging rail and shelf.

BEDROOM 3 (9' 10" X 9' 6") OR (2.99M X 2.89M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, single panelled radiator, power points.

BATHROOM (6' 11" X 6' 4") OR (2.11M X 1.94M)

Obscure UPVC double glazed window to side. Ceiling light, fully tiled wall surrounds. P shaped bath with monobloc mixer tap and Mira Sport shower, curved shower screen, low level WC with concealed cistern with matching wash hand basin with storage cupboards beneath, single panelled radiator, wall mounted mirror, light and shaver point. Wall mounted electric bar heater.

SEPARATE WC

Obscure UPVC double glazed window to side. Ceiling light, low level WC, wall hung wash hand basin, tiled splash back and mirror over.

OUTSIDE

The front garden is mostly laid to lawn with a selection of shrub and flower beds enclosed behind both close board fencing and hedging. A driveway provides off road parking for approximately four cars and leads to:

GARAGE

Remote control up and over door. Power and light. Eaves storage, personal door provides access to rear garden.

REAR GARDEN

The rear garden is mostly laid to lawn and is enclosed behind hedging to provide seclusion and continues along the side elevation where there is an additional garden which is also laid to lawn and enclosed behind hedging.

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 take approximately 5th turning right into Caird Avenue. Take the first turning right into Inglewood Drive then second left into Ashdown Walk.

PLEASE NOTE

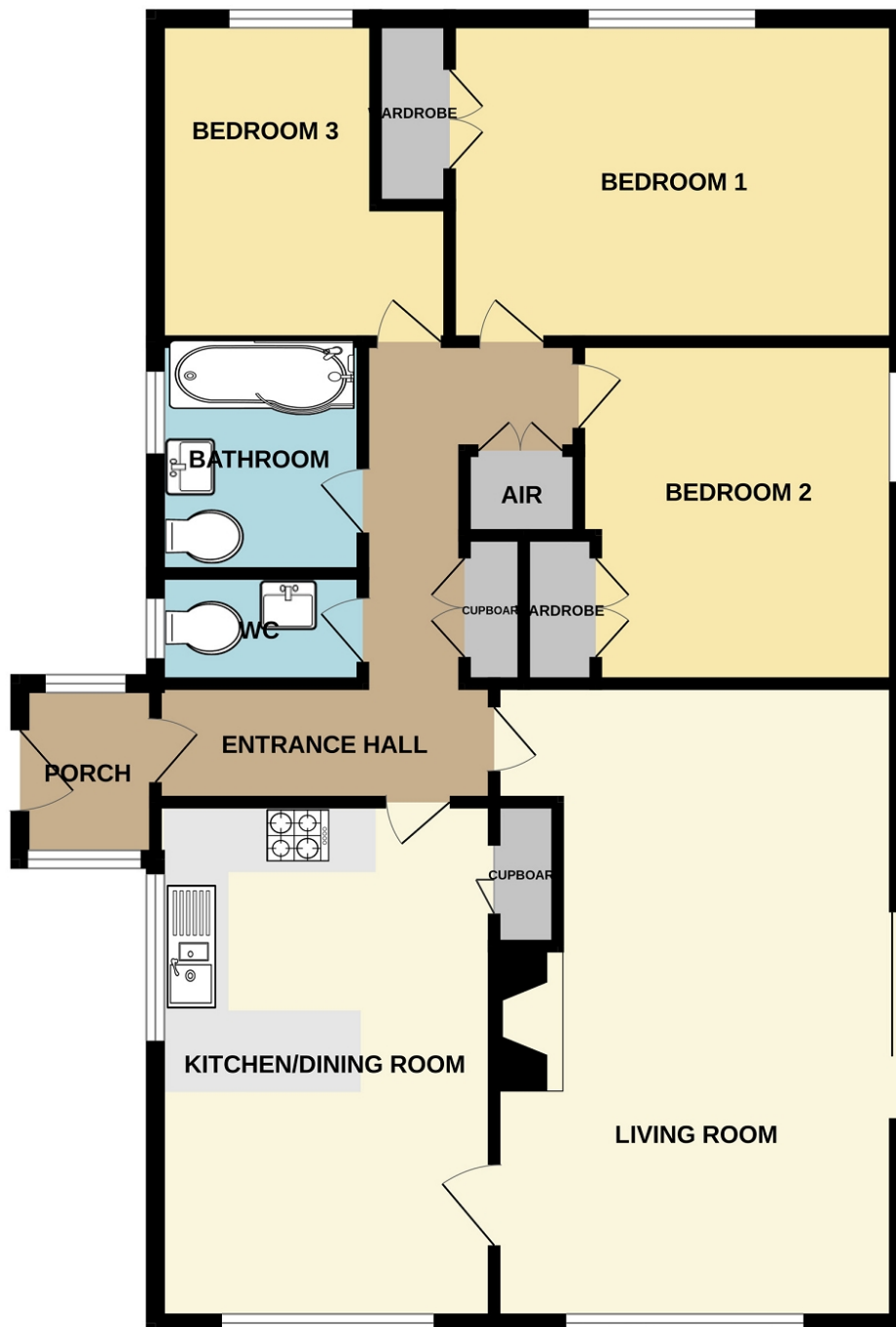
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COUNCIL TAX

The council tax for this property is band E



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 945 sq.ft. (87.8 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.