



33 Winchester Road, New Milton, Hampshire. BH25 5EB

£1,300 Monthly



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





33 Winchester Road, New Milton, Hampshire. BH25 5EB

£1,300 Monthly

A well presented character two bedroom semi-detached house located in a popular residential area. Features of the property include Entrance Hall, Sitting Room, Kitchen, Ground floor shower room, two double Bedrooms, UPVC double glazing, gas fired central heating. Two off road parking spaces, private enclosed rear garden. Garden store, large Summerhouse/Cabin, Available from August 2025.



ENTRANCE HALL

Accessed via double glazed front door with UPVC double glazed window to one side. Double panelled radiator, ceiling light, thermostatic control for central heating, modern consumer unit. Staircase to first floor landing.

SITTING ROOM (14' 11" X 10' 8") OR (4.55M X 3.24M)

Aspect to the front elevation through UPVC double glazed windows. Ceiling light, picture rails, double panelled radiator, telephone point, power points, display recess and under stairs storage cupboard. Settee included with let.

KITCHEN (10' 4" X 9' 1") OR (3.16M X 2.76M)

Aspect to the rear elevation through UPVC double glazed window. 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. Gas cooker with eye level grill, washing machine, dishwasher and full height fridge/freezer. Eye level storage cupboards, part tiled wall surrounds, coved and smooth finished ceiling, ceiling light, double panelled radiator, double glazed door providing access onto rear garden. Please note white goods will not be replace if they go wrong.

SHOWER ROOM

Obscure UPVC double glazed window to side elevation. Tiled wall surrounds, wall hung wash hand basin, low level WC and corner shower cubicle with sliding glazed doors.

FIRST FLOOR LANDING

Hatch to loft area, smoke detector, ceiling light.

BEDROOM 1 (15' 0" X 10' 6") OR (4.56M X 3.19M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, double panelled radiator, power points, airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater and additional storage over. Double bed included with let.

BEDROOM 2 (15' 0" X 10' 9") OR (4.56M X 3.27M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points, bank of wardrobes extending along one wall with hanging rails and shelving. Settee/sofa bed included with let.

OUTSIDE

The front garden is designed for easy maintenance having two gravelled parking spaces and enclosed behind both close board and panelled fencing. Sandstone paved pathway provides access to the front door located on the side elevation and in turn continues providing access to the rear garden.

REAR GARDEN

Sandstone patio area adjoins the rear of the property, enclosed behind sleepers and there is a shaped area of lawn with a number of shrub and flower beds. The garden is bounded behind both close board and panelled fencing and a gate provides access onto communal pathway to the rear. Within the garden there is a pitched roof garden store and one of the main features of the garden is a large Cabin/Office with light and power.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane and take the first turning right into Manor Road. Continue down Manor Road and follow Manor Road as it bends round to the left and Winchester Road will be found second on the left.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

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.

DEPOSIT - DPS

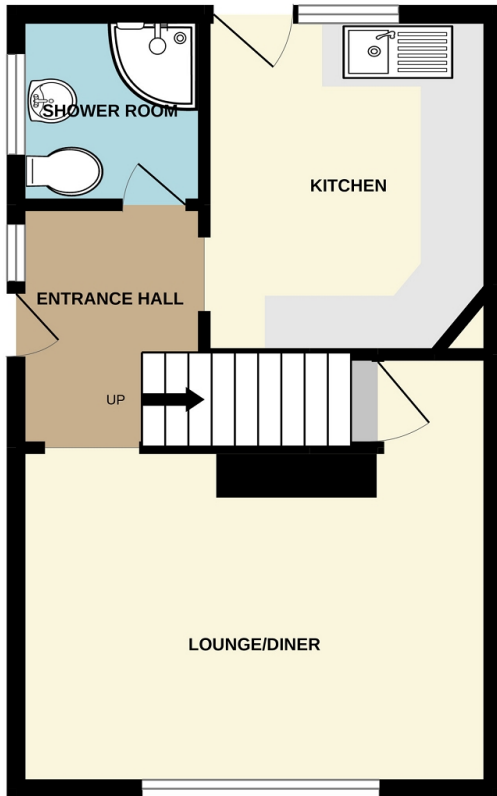
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com. The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

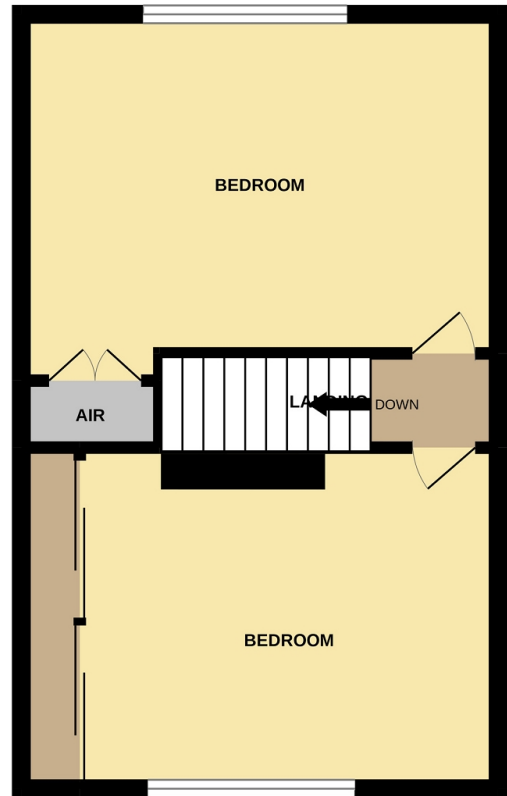
The EPC rating for this property is C69



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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.
Made with Metropix ©2022

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.