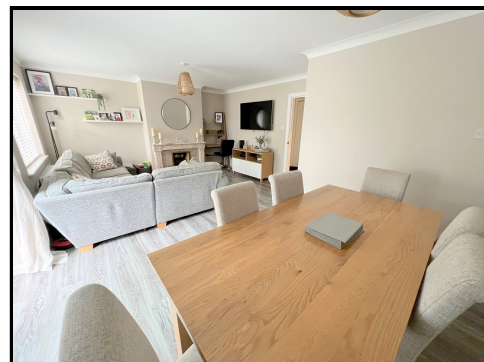




11 Rothbury Park, New Milton, Hampshire. BH25 6TR

Guide Price £373,500



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

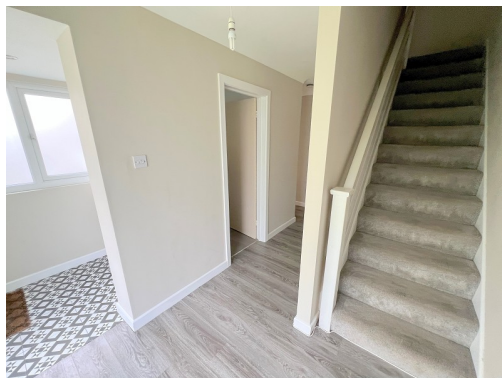




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A very well presented three bedroom mid-terrace property with garage situated within easy reach of New Milton town centre. Property benefits from a ground floor cloakroom, recently fitted kitchen, shower room, conservatory and private West facing rear garden.



ENTRANCE PORCH

Accessed via composite front door, smooth finished ceiling, recessed light, obscure UPVC double glazed window to side. Open way through to:

ENTRANCE HALL

Floor to ceiling obscure UPVC double glazed windows, staircase to first floor landing, panelled radiator, Hive thermostatic control for central heating, double opening coats cupboard with hanging rails and shelving. Under stairs storage cupboard, smooth finished ceiling, ceiling light points, smoke detector.

CLOAKROOM (5' 4" X 3' 6") OR (1.62M X 1.07M)

Obscure window to front. Smooth finished ceiling, ceiling light, low level WC, wall hung wash hand basin with monobloc mixer tap, part tiled wall surrounds, display shelf, electric consumer unit.

SITTING ROOM/DINING ROOM (20' 6" X 14' 0") OR (6.25M X 4.26M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, two ceiling light points, two double panelled radiators, power points, TV connections for wall hung television. Gas fire, tiled surround and stone hearth and mantel. Double opening UPVC double glazed French doors providing access to:

CONSERVATORY (9' 11" X 6' 7") OR (3.03M X 2.00M)

Glazed vaulted ceiling, UPVC construction. Wall lights, power points, double opening double glazed French doors providing access to rear patio and garden beyond.

KITCHEN (12' 4" X 7' 8") OR (3.77M X 2.34M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along four walls with range of base drawers and cupboards beneath, recess for washing machine and American style fridge/freezer. Two fitted stainless steel electric ovens with five ring AEG induction hob and stainless steel extractor canopy over. Part tiled wall surrounds, eye level storage cupboards, power points, integrated dishwasher.

LANDING (10' 0" X 3' 3") OR (3.05M X 0.99M)

Hatch to loft area with pull down ladder. Ceiling light, double airing cupboard with slatted shelving.

BEDROOM 1 (11' 1" X 10' 9") OR (3.38M X 3.27M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, panelled radiator, power points, triple fitted wardrobe with mirror fronted sliding doors, hanging rails and shelving. Power points.

BEDROOM 2 (12' 6" X 10' 1") OR (3.81M X 3.07M)

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

BEDROOM 3 (10' 8" X 9' 7") OR (3.26M X 2.92M)

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

SHOWER ROOM (8' 9" X 6' 8") OR (2.67M X 2.02M)

Obscure UPVC double glazed window to front. Recessed lighting, extractor fan, large walk-in shower with glazed shower screen, shower unit with external controls. Fully tiled wall surrounds, wall hung wash hand basin with monobloc mixer tap, low level WC with concealed cistern. Tiled flooring, heated towel rail, large recessed double storage cupboard with shelving and under floor heating.

OUTSIDE

The fronted elevation has a pathway providing access to the front door. The remainder of the garden being mostly laid to lawn.

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being designed for easy maintenance with artificial grass. There is a paved path extending to the rear boundary where there is an enclosed flower bed. The whole garden is enclosed behind close boarded fencing and there is a summer house located on the rear boundary. A gate provides access to a private pathway which in turn leads to the garage.

GARAGE

Located in a nearby block with up and over door, power and light.

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 traffic lights into Ashley Road and take the 5th turning right into Caird Avenue. Proceed until reaching Inglewood Drive on the right taking the second turning right into Rothbury Park.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55. incl 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.



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.

COUNCIL TAX

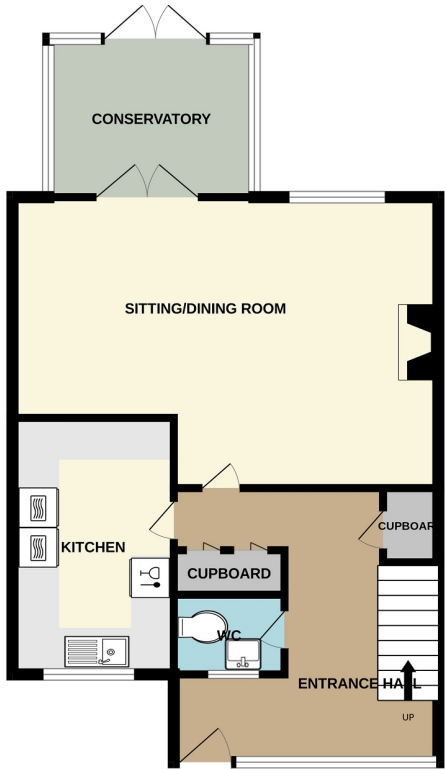
The council tax for this property is band D

EPC RATING

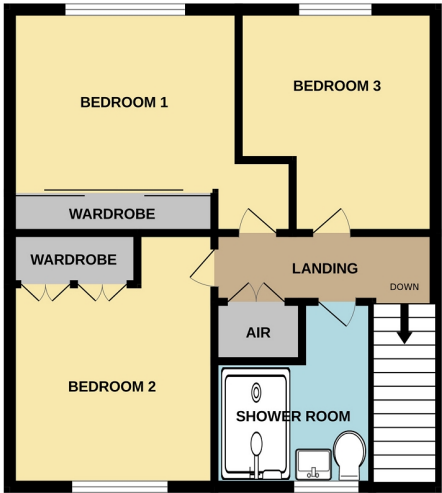
The EPC rating for this property is D63



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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.