



7 The Hyde, New Milton, Hampshire. BH25 5GA

£280,000



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

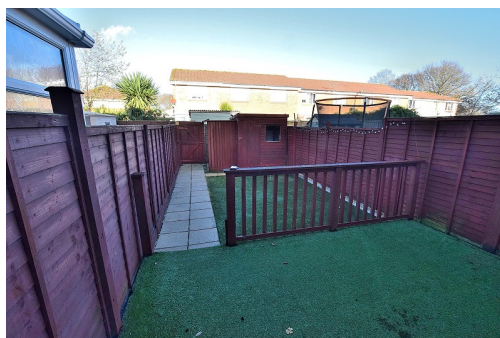




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A two bedroom mid terraced property located on this popular development within easy reach of local Morrisons Daily convenience store in Beechwood Avenue, local woods leading onto Ballard Water Meadows leading to New Milton Town centre and travel facilities.



OUTSIDE

Accessed via path with composite front door with double glazed insert providing access to:

ENTRANCE PORCH (2' 7" X 2' 11") OR (0.80M X 0.89M)

Ceiling downlight, UPVC door provides access to storage cupboard housing gas and electric meters with fitted shelf and storage beneath. Multi-glazed door provides access to:

ENTRANCE HALL (5' 6" X 5' 3") OR (1.67M X 1.60M)

Ceiling light point, smoke detector, radiator, wall mounted consumer unit, Honeywell central heating thermostat, staircase to first floor landing and door provides access to:

SITTING ROOM/DINING ROOM (15' 9" X 11' 9") OR (4.81M X 3.59M)

Two ceiling light points. UPVC double glazed door with matching side screens with window openers provides access to rear garden. Fireplace surround with electric coal effect style fire. TV aerial point, power points, two double panel radiators, door provides access to under stairs storage cupboard.

KITCHEN (9' 11" X 5' 8") OR (3.02M X 1.72M)

Ceiling light point, UPVC double glazed window facing front garden aspect. Comprehensive range of eye level and floor mounted storage units in gloss white finish with laminated granite grey roll top work surfaces, stainless steel sink with single drainer and swan necked mixer tap, tiled splash backs, floor standing Beko gas cooker, plumbing for automatic washing machine, floor standing Beko fridge/freezer, Vinyl cushion flooring, radiator, power points.

FIRST FLOOR LANDING (6' 1" X 5' 10") OR (1.86M X 1.77M)

Ceiling light point, access to loft via roof hatch with ladder, part boarded loft with light providing access to combi boiler which was installed early 2025, power point, door provides access to:

BEDROOM 1 (11' 9" X 10' 1") OR (3.58M X 3.08M)

Ceiling light point, UPVC double glazed window with radiator beneath, power point.

BEDROOM 2 (11' 9" X 9' 3") OR (3.59M X 2.83M)

Good size double bedroom with ceiling light point, UPVC double glazed window facing front aspect, radiator, door provides access to cupboard.

BATHROOM (6' 0" X 5' 7") OR (1.84M X 1.69M)

Internal bathroom with modern white suite comprising panelled enclosed bath with mixer tap and shower attachment. Bi-fold shower screen. Low level WC with push button flush, pedestal wash hand basin with pop-up waste with mirror above, ceiling light, ceiling extractor, wall mounted shaver point, radiator, tiling to full height, Vinyl cushion flooring.

FRONT GARDEN

Box hedging to front boundary, the remainder of the garden laid to lawn.

REAR GARDEN

Wood decked area provides step down to Astro turfed garden with path leading to rear gate. Garden storage shed to one corner, outside security floodlight.

ALLOCATED PARKING BAY

Situated close by.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 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.

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 proceed until reaching Gore Road second turning right. Turn into Gore Road and continue until reaching Stem Lane on the right. Proceed up Stem Lane until reaching Doe Copse Way on the right then The Hyde is second turning left.

WEB SITE

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

PLEASE NOTE

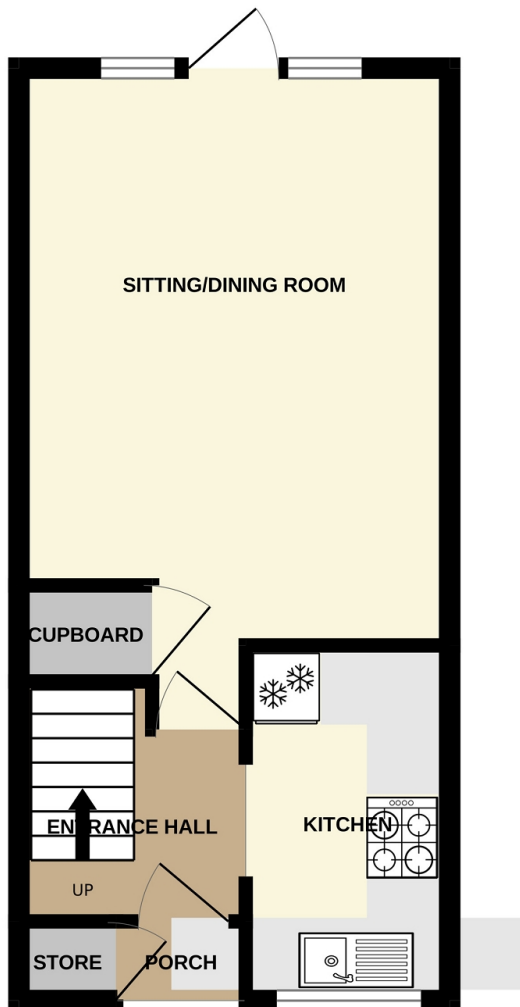
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

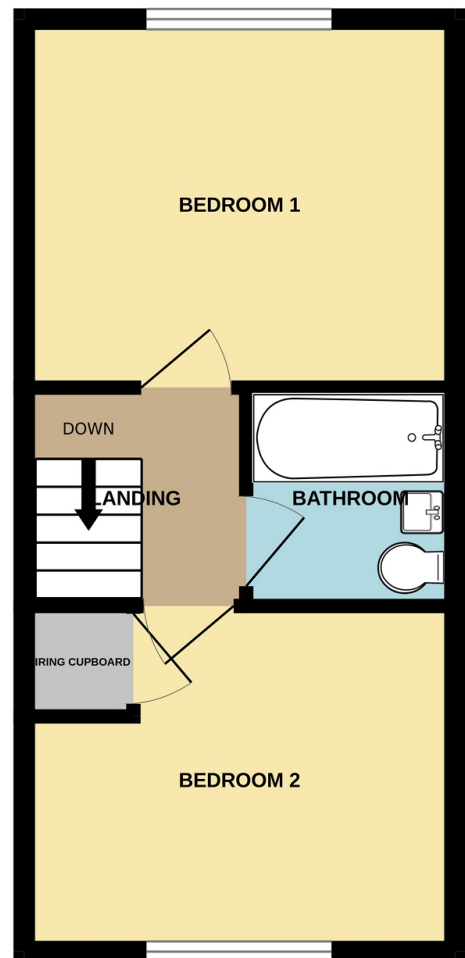
The EPC rating for this property is band C.



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



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TOTAL FLOOR AREA: 601 sq.ft. (55.8 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.