



16 Vincent Close, New Milton, Hampshire. BH25 6RL

£1,200 Monthly



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





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A well presented two bedroom unfurnished mid terrace property to let located within easy reach of New Milton town centre, leisure facilities, mainline station and bus routes. Available in December 2023.



ENTRANCE HALL

Accessed via UPVC double glazed door with matching side screen. Ceiling downlights, telephone point, wood effect flooring, staircase to first floor landing, wall mounted central heating thermostat, corner display shelf, coat hooks and door provides access to:

KITCHEN (5' 9" X 11' 7") OR (1.76M X 3.52M)

Smooth finished ceiling, numerous LED downlights, quality eye level and floor mounted kitchen units, laminated work top areas with matching upstands with Blanco single bowl sink unit with single drainer with swan necked mixer taps with UPVC double glazed window facing front aspect with blinds, illuminated display cabinets, under unit lighting and concealed power points, Kardean effect wood plank flooring, fitted Bosch ceramic touch screen induction hob with Bosch fan assisted oven and grill beneath, integrated fridge, integrated freezer, slimline Siemens dishwasher, cutlery drawer with additional storage and pan drawers. Radiator with independent thermostat, wireless central heating thermostat, breakfast bar with three matching chairs and room continues to provide access to:

SITTING ROOM (14' 9" X 12' 4") OR (4.50M X 3.76M)

Ceiling light, UPVC double glazed window with fitted blinds overlooking rear garden, UPVC double glazed door with integrated blinds providing access to undercover wood decked patio area. Recess for wall mounted TV with TV point and power points, numerous power points, continuation of Kardean style flooring, radiator with independent thermostat, door provides access to understairs storage cupboard with fitted shelf, coat hook, access to electric meter and fuse box.

FIRST FLOOR LANDING (6' 2" X 5' 7") OR (1.88M X 1.71M)

Ceiling light point, access to loft via roof hatch, smoke detector, door provides access to:

BEDROOM 1 (12' 4" X 8' 6") OR (3.75M X 2.59M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect with curtain pole above. Radiator beneath with independent thermostat, TV aerial point, power points, built-in double opening wardrobe with hanging rail and shelving within.

BEDROOM 2 (9' 2" X 7' 6") OR (2.80M X 2.28M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat. Power points, fitted shelving and door provides access to airing/boiler cupboard with recently installed Glow Worm gas fired combination gas fired boiler with programmer and slatted shelving to one side.

SHOWER ROOM (6' 7" X 5' 10") OR (2.00M X 1.77M)

Modern fitted shower room with smooth finished ceiling, two ceiling downlights, ceiling extractor, walk-in shower cubicle with glazed shower screen with shower mixer bar with adjustable shower attachment. Low level WC with concealed cistern, push button flush with wash hand basin to one side with monobloc mixer tap, chrome effect towel rail which is wall mounted, wall mounted mirror above sink with concealed storage cabinet. Tiled flooring.

OUTSIDE

The front garden is laid to lawn with concrete path providing access to front door entrance.

REAR GARDEN

Undercover entertainment space with skylight window, wood decked floor leading onto lawned rear garden and path providing access to picket gate. Picket gate provides access to shared right of way which leads to garden storage shed located on rear boundary which is ideal for bikes and general storage.

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 down the road and take the second turning right into Gore Road then second right into Vincent Close.

EPC RATING

BAND C

WEB SITE

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

DEPOSIT

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.

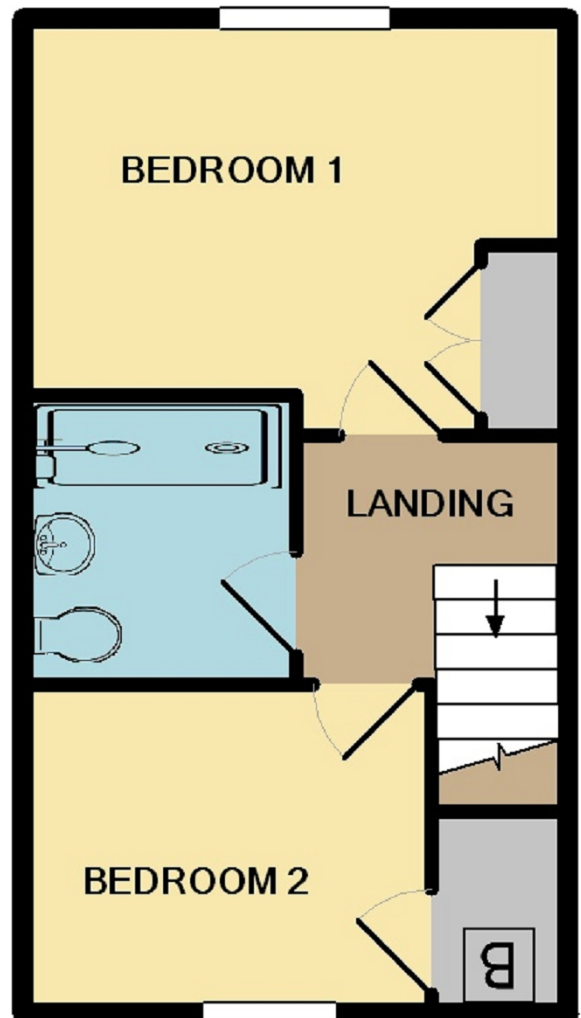
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EPC RATING

The EPC rating for this property is C75



GROUND FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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