



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

£1,295 Monthly



Ross Nicholas & Company Limited
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Dorset, BH23 5EY
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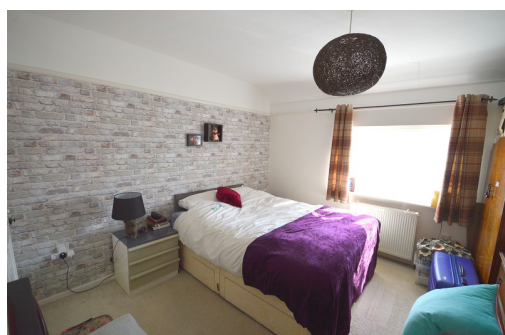




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A well presented three bedroom semi-detached house to let situated in a quiet residential cul-de-sac and offering numerous features including entrance porch, entrance hall, sitting room, kitchen/breakfast room, ground floor cloakroom, main bathroom, off road parking, enclosed rear garden, UPVC double glazing, gas fired central heating.



ENTRANCE PORCH

Accessed via double glazed sliding patio doors with smooth finished ceiling, Front door providing access to:

ENTRANCE HALL

Coved and smooth finished ceiling, straight flight staircase to first floor landing, power points, thermostatic control for central heating.

LOUNGE (13' 7" X 12' 5") OR (4.13M X 3.79M)

Aspect over the front elevation through UPVC double glazed bay window. Coved and smooth finished ceiling, ceiling light point, power points, TV aerial point, cosmetic fireplace with brick surround and tiled hearth, double panelled radiator.

KITCHEN/DINER (19' 10" X 8' 11") OR (6.05M X 2.72M)

Dual aspect over the rear elevation through UPVC double glazed window. Coved and smooth finished ceiling, two ceiling light points, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls and creating a breakfast bar area. Base drawers and cupboard beneath, washing machine (please note that the landlords will not repair or replace the washing machine should it go wrong), electric oven with electric hob and extractor fan over. Additional work surface with base drawers and cupboards beneath. Wall mounted storage cupboards, additional full height storage cupboard with shelf.

REAR LOBBY

Aspect to the side elevation with glazed door providing access to rear garden.

CLOAK ROOM

Obscure window to side elevation. Low level WC, wall hung wash hand basin with monobloc mixer tap, radiator.

LANDING

Aspect to the side elevation through UPVC double glazed window.

BEDROOM 1 (12' 5" X 11' 7") OR (3.79M X 3.54M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, double recessed wardrobe unit with shelving.

BATHROOM 2 (8' 6" X 11' 7") OR (2.60M X 3.53M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, fitted double wardrobe with hanging rails and storage cupboard over.

BEDROOM 3 (9' 3" X 8' 2") OR (2.81M X 2.49M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, storage cupboard.

BATHROOM (8' 0" X 5' 5") OR (2.43M X 1.66M)

Obscure double glazed window facing rear. Smooth finished ceiling, ceiling light point, free standing bath unit with hot and cold mixer taps, low level WC, pedestal wash hand basin, heated towel rail.

OUTSIDE

The front garden has a brick paved driveway providing off road parking for approximately two cars with the remainder of the garden being laid to lawn and enclosed behind close board fencing. A pathway extends along the side of the property via a personal gate and continues to:

REAR GARDEN

There is a patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with flower and shrub beds. Brick built garden store. The garden is enclosed behind close board fencing.

VIEWING ARRANGEMENTS

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 turn left at the traffic lights into Station Road and proceed over the railway bridge taking the first turning right into Manor Road following this road until it bends round to the left and Winchester Road will be found on the left.

PLEASE NOTE..

All measurements quoted are approximate and for general guidance only. The fixtures, fittings 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. 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. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk



COUNCIL TAX

The council tax for this property is band C

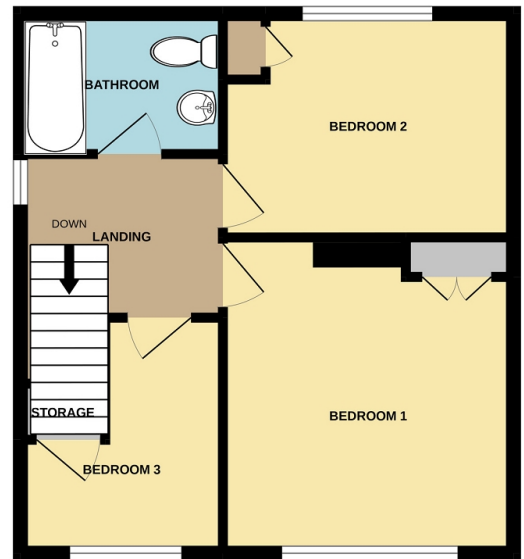
EPC RATING

The EPC rating for this property is D67

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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.