



5 Parkview Mews, Station Road, New Milton, Hampshire, BH25 6NA.

Guide Price £267,950



Ross Nicholas & Company Limited
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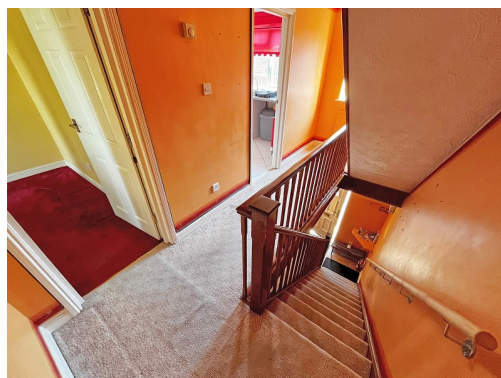




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CHAIN FREE - A versatile, multi-level, three/four bedroom Town House spread out over four floors, located in the heart of New Milton. Overlooking the town green, the property is within a short walk of high street shops, train station, medical centre, bus routes and schooling.



ENTRANCE HALL (15' 0" X 6' 2") OR (4.56M X 1.88M)

Coved and textured ceiling, ceiling light point, laminate style flooring, radiator, cupboard provides access to safety trip fuse box and fire alarm panel to one side, power point, staircase to first floor landing, door to cloakroom and door provides access to Ground Floor Bedroom/Kitchenette.

BEDROOM FOUR / STUDY (15' 7" X 8' 5") OR (4.74M X 2.57M)

Good sized multifunctional room which can be utilised as a Playroom, utility room or home office. Benefiting from radiator, power points, continuation of laminate flooring with single drainer stainless steel sink with swan necked mixer tap, storage cupboards above and beneath, tiled splashback. Coved and textured ceiling, ceiling light point, wall light point, UPVC double glazed window facing rear courtyard, double glazed door providing access to the low maintenance courtyard garden with views beyond of New Milton recreation grounds.

CLOAK ROOM (6' 11" X 2' 6") OR (2.11M X 0.75M)

Ceiling extractor, ceiling light, low level WC, wash hand basin with hot and cold tap with tiled splash back, wall mounted radiator, laminate flooring.

LANDING (15' 0" X 6' 2") OR (4.58M X 1.87M)

Heat detector, ceiling light point, UPVC double glazed window facing front aspect with views towards Station Road with radiator beneath, power point, wall mounted Honeywell central heating thermostat and door provides access to:

SITTING ROOM/DINING ROOM (15' 8" X 8' 10") OR (4.77M X 2.69M)

Coved and smooth finished ceiling, two ceiling light points, UPVC double glazed window and double opening French doors provide access to Juliet style balcony with views over New Milton recreation ground and the courtyard garden. TV aerial point, power points, double panelled radiator with independent thermostat, wall light point.

KITCHEN (11' 4" X 8' 11") OR (3.45M X 2.73M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect with views towards Station Road. Comprehensive range of eye level and floor mounted kitchen units finished with a laminated roll top work surface above. One and a half bowl stainless steel sink unit with single drainer with swan necked mixer tap. Space and plumbing for automatic washing machine, fitted four ring Neff gas hob in white with matching oven beneath with filter hood above, space for upright fridge/freezer, space for breakfast table, tiled flooring, radiator with independent thermostat, wall mounted modern Worcester gas fired central heating boiler with Honeywell programmer beneath.

LANDING (6' 1" X 6' 0") OR (1.86M X 1.83M)

Second floor landing with coved and textured ceiling, ceiling light point, power point, door provides access to airing cupboard with factory lagged hot water cylinder with fitted immersion heater with slatted shelving above. Landing provides access to a second staircase leading to top floor, door leads to:

BEDROOM 1 (15' 7" X 8' 8") OR (4.75M X 2.65M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window overlooking the New Milton recreation park. Radiator beneath with independent thermostat, power points, heat detector.

BEDROOM 2 (8' 10" X 8' 8") OR (2.70M X 2.65M)

Coved and textured ceiling, ceiling light point, radiator, double glazed window facing front aspect, power points.

BATHROOM (8' 11" X 5' 10") OR (2.72M X 1.78M)

Coving to ceiling, ceiling light point, Manrose extractor, modern white suite comprising free standing roll top bath with mixer taps and shower attachment. Heritage wash hand basin with hot and cold tap with Pine unit beneath and wall mounted mirror above which is backlit. Low level WC, tiling to full height, fully tiled flooring, heated towel rail with independent thermostat.

2ND FLOOR LANDING

Third floor landing, light, heat detector and fire door provides access to Loft room/bedroom three.

BEDROOM 3 (12' 4" X 10' 0") OR (3.76M X 3.04M)

Sloping ceilings to two sides, ceiling light point, Velux window facing rear towards the New Milton recreation ground. Cupboard provides access to eaves storage cupboards which appear to be boarded and ideal for suitcases and general storage. Radiator, power points. Heat detector.

OUTSIDE

Parking in front of the property which then leads to the integral Single Garage which has two ceiling strip lights, power points and fitted work bench to end wall. Heat detector, water tap and outside socket. To the right-hand side of the property is an archway which provides access to an additional parking bay which is clearly noted on the brick wall on the boundary of the property with gate leading to courtyard garden.

REAR GARDEN

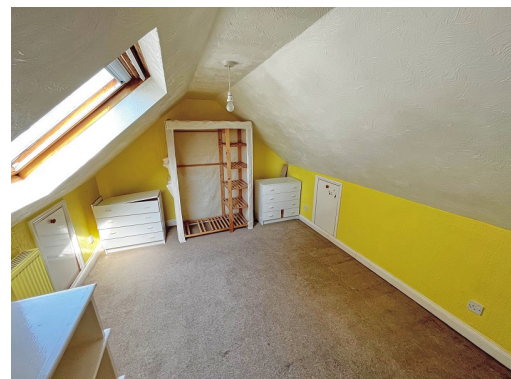
Courtyard garden with attractive Herringbone style paving. Garden storage shed to one corner, the garden is enclosed by brick walling and panelled fencing. Outside water tap and outside gas meter box.

VIEWING ARRANGEMENTS

Viewing 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 continue for a short while until reaching Park View Mews on the left hand side.



WEBSITE

www.rossnicholas.co.uk

SURVEY

Require a survey? Visit our website www.rossnicholas.co.uk for further information.

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.



TENURE

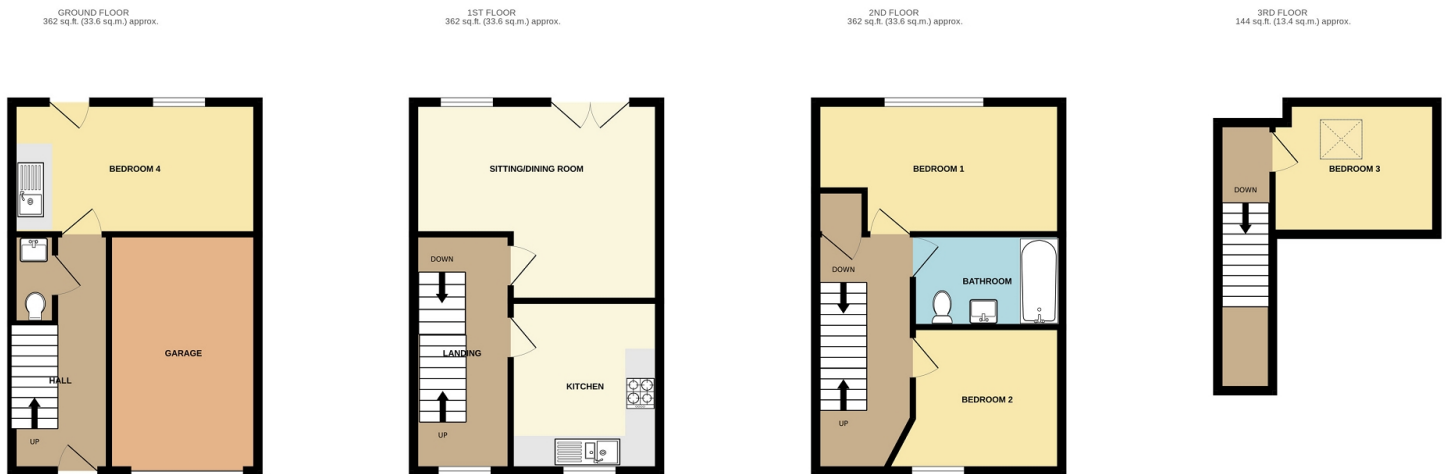
The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band D

EPC RATING

The EPC rating for this property is C70



ROSS NICHOLAS NEW MILTON

TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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.
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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.