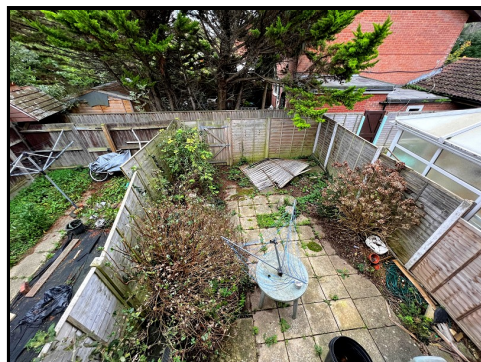




128 Marryat Road, New Milton, Hampshire. BH25 5JF

Offers In Region Of £225,000



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





128 Marryat Road, New Milton, Hampshire. BH25 5JF

Offers In Region Of £225,000

A three bedroom mid-terrace house located in a popular residential area requiring modernisation. Features of the property include UPVC double glazing, gas fired central heating, garage in a block, private garden, Sole Agents, Vacant possession.



ENTRANCE PORCH

Accessed via obscure UPVC double glazed front door. Ceiling light, cupboard housing electric consumer unit and fuse box, additional cupboard housing gas meter.

LOUNGE/DINING AREA (23' 7" X 15' 7") OR (7.18M X 4.76M)

Aspect to the front elevation through UPVC double glazed windows. Views to the rear through UPVC double glazed windows and personal door providing access onto garden. Two ceiling light points, staircase to first floor landing, two double panelled radiators, under stairs storage cupboard, thermostat.

KITCHEN (7' 4" X 8' 6") OR (2.23M X 2.58M)

Aspect to the rear elevation through UPVC double glazed window. Single bowl single drainer stainless steel sink unit with base drawers and cupboards beneath. Work surface extending along three walls with recesses for gas cooker, washing machine and threequarter height fridge/freezer. Eye level storage cupboards, part tiled wall surrounds, power points, Worcester/Bosch gas fired boiler, ceiling light point.

LANDING

Hatch to loft area, ceiling light, smoke detector, power point, cupboard with shelving.

BEDROOM 1 (9' 3" X 12' 0") OR (2.81M X 3.65M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, fitted wardrobes.

BEDROOM 2 (11' 2" X 8' 3") OR (3.40M X 2.52M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points. Fitted wardrobes with central dressing table and storage cupboards over.

BEDROOM 3 (7' 3" X 6' 7") OR (2.21M X 2.01M)

Aspect to the front elevation through UPVC double glazed window, single panelled radiator, power points.

BATHROOM

Obscure UPVC double glazed window onto rear elevation. Part tiled wall surrounds, panelled bath unit, hot and cold monobloc mixer tap, shower attachment, pedestal wash hand basin, low level WC, panelled radiator.

OUTSIDE

The front garden is mostly laid to lawn with a paved pathway providing access to the front door. The garden is bounded behind both close board and panelled fencing.

REAR GARDEN

Mainly laid to patio with shrub and flower beds, enclosed behind panelled fencing. Personal gate provides access onto the communal pathway which in turn leads to the garages.

GARAGE

Situated in nearby block.

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 proceed over the railway bridge into Fernhill Lane. Take the second turning left into Lake Grove Road turning left into Kennard Road then first right into Kennard Court and then into Marrayat Road.

WEBSITE

www.rossnicholas.co.uk

SURVEY

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

PEASE 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

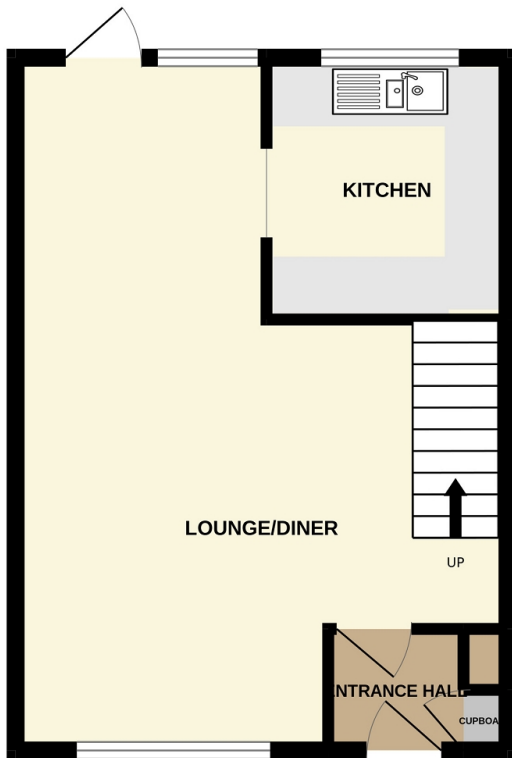
The council tax for this property is band B

EPC RATING

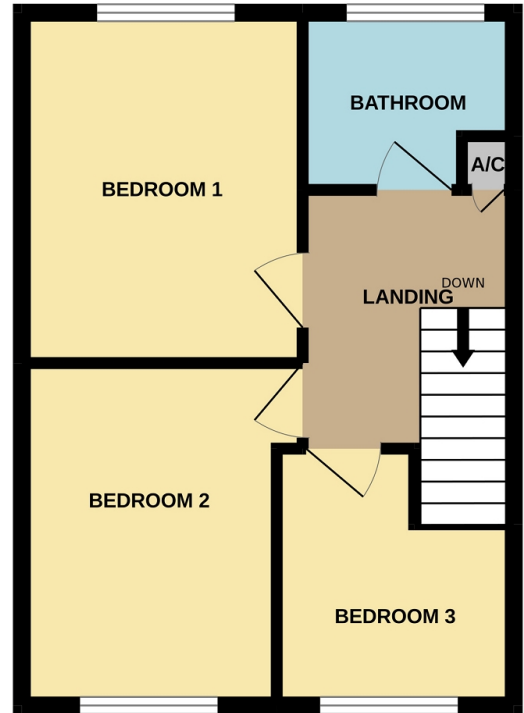
The EPC rating for this property will be confirmed shortly.



GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 740 sq.ft. (68.8 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.