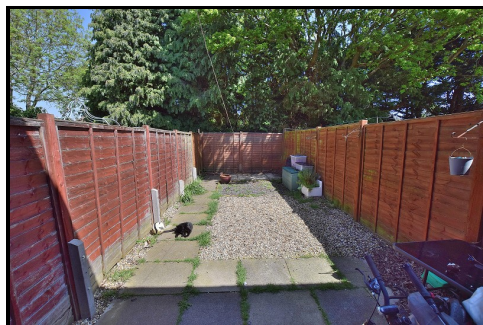




5 Cadhay Close, New Milton, Hampshire, BH25 5XA.

Guide Price £245,000



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





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Guide Price £245,000

A two bedroom mid terrace house located on a popular development within easy reach of New Milton Town Centre, local schools, transport hubs and Leisure Centre. Ideal first time buy or investment. Vendor Suited.



UNDER COVER ENTRANCE

Accessed via double opening gates which lead to driveway. Door leads to:

ENTRANCE HALL (10' 11" X 5' 9") OR (3.33M X 1.75M)

Ceiling light point, Dimplex storage heater, power point, under stairs storage cupboard, double opening low level cupboard provides access to services. UPVC double glazed window facing front aspect, staircase to first floor landing. Opening through to:

KITCHEN (10' 11" X 5' 10") OR (3.33M X 1.77M)

Modern Gloss White fronted kitchen units with contrasting red bricklet style tiling with laminated work top surfaces with fitted four ring gas hob, fan assisted oven and grill with digital clock below, integrated stainless steel sink with monobloc mixer tap, space for upright fridge/freezer, space for under counter washing machine, filter hood, numerous power points, comprehensive range of eye level and floor mounted storage cupboards including two pan drawers and cutlery drawer. Vinyl cushioned flooring, UPVC double glazed window facing front garden aspect.

SITTING ROOM (13' 9" X 11' 10") OR (4.19M X 3.60M)

Ceiling light point, UPVC double glazed window with adjoining double glazed door providing access to patio and rear garden, power points, TV aerial connection point. Dimplex storage heater.

FIRST FLOOR LANDING (6' 0" X 6' 4") OR (1.84M X 1.93M)

Ceiling light point, access to loft via roof hatch, power point, Dimplex storage heater, door provides access to:

BEDROOM 1 (11' 9" X 9' 1") OR (3.58M X 2.78M)

Ceiling light point, UPVC double glazed window facing rear garden aspect, Dimplex storage heater.

BEDROOM 2 (9' 1" X 8' 4") OR (2.78M X 2.54M)

Ceiling light point, two sets of UPVC double glazed windows facing front aspect, wardrobe recess, door provides access to airing cupboard with factory lagged hot water cylinder. Fitted immersion heater, time clock, slatted shelving and hanging rail.

SHOWER ROOM (6' 4" X 5' 5") OR (1.92M X 1.64M)

Modern white suite comprising corner enclosed shower cubicle with double opening shower doors. Mira Sport electric shower with adjustable shower attachment. Low level WC with push button waste. Wash hand basin with monobloc mixer tap with tiled splash back above, ceiling extractor, ceiling light.

REAR GARDEN

Patio adjoining the property with path leading to garden shed. Newly installed garden shed, has an apex style roof which is felted and single door entry. Garden is enclosed by 6 ft. high panel fencing.

OUTSIDE

As previously mentioned the front garden has been designed for off road parking for one vehicle with two double opening gates. Concrete driveway strips with the remainder of the garden laid to pea shingle with path leading to front door main entrance.

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 proceed down the road and take the second turning right into Gore Road. Proceed for approximately half a mile until reaching Stem Lane on the right. Proceed up Stem Lane turn into the second sign for Chatsworth Way then third left is Cadhay Close.

WEBSITE

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.

TENURE

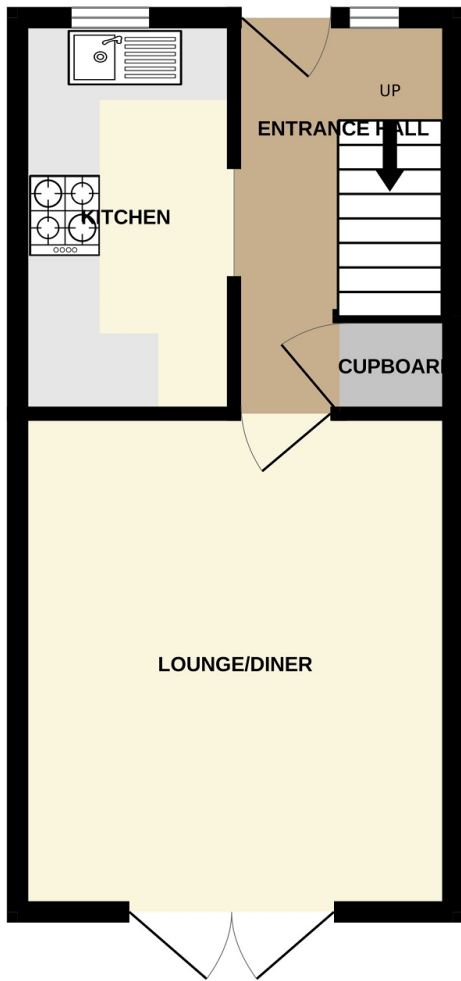
The resale tenure for this property is Freehold

EPC RATING

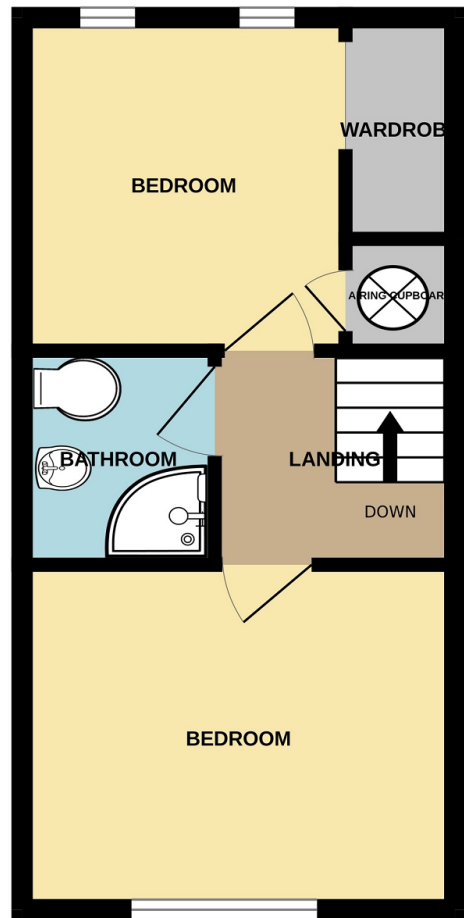
The EPC rating for this property is D66



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 590 sq.ft. (54.8 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.