



**4 Brecon Close, New Milton, Hampshire. BH25 6UB**

**£335,000**



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







**4 Brecon Close, New Milton, Hampshire. BH25 6UB**

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An attractive semi-detached Two Bedroom Bungalow situated in a convenient location for local Superstores and the Town Centre. Features of the property include: Shower Room, Kitchen/Dining Room, Lounge, lovely South-West facing rear garden, Garage and Parking.





## ENTRANCE PORCH

Accessed via UPVC double glazed door with double glazed window to one side, laminate flooring and multi-glazed door provides access to:

## KITCHEN/DINER (16' 11" X 11' 1") OR (5.15M X 3.39M)

Spectacular vaulted ceiling with natural light from one Velux window with two further windows overlooking the front garden and street scene. Comprehensive range of eye level and floor mounted Oak fronted kitchen units with contrasting sparkling Quartz work surfaces with stainless steel sink with single drainer and swan necked mixer taps. Attractive tiled splash backs, floor standing Zanussi double oven with four ring gas hob. Space for upright fridge/freezer, space and plumbing for automatic washing machine and slimline dishwasher, numerous power points, wall mounted central heating programmer. Dining area with double panelled radiator, door provides access to inner hall, two sets of ceiling light points and multi-glazed door provides access to:



## SITTING ROOM (16' 11" X 11' 1") OR (5.16M X 3.38M)

Coved and textured ceiling, ceiling light point, patio doors provide access to the elevated rear garden which benefits from a South/Westerly aspect. Wall mounted gas fire with concealed back boiler, TV aerial point, power points, double panelled radiator.

## INNER HALL (10' 3" X 2' 11") OR (3.13M X 0.89M)

Ceiling light point, wall mounted central heating thermostat, power point. Bi-fold door provides access to airing cupboard with factory lagged hot water cylinder with fitted immersion heater with slatted shelving above. Door provides access to:



## BEDROOM 1 (13' 3" X 9' 8") OR (4.03M X 2.94M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing rear aspect with double panelled radiator beneath. Double opening bi-fold doors provide access to built-in storage wardrobe with hanging rail and shelving within. Power points.

## BEDROOM 2 (9' 8" X 8' 10") OR (2.95M X 2.70M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing front garden aspect with fitted vertical blinds, radiator, power points, bi-fold door provides access to built-in storage wardrobe, telephone point, larger than average loft hatch provides access to the vast storage loft above which is part boarded and benefits from light with drop down loft ladder.



## SHOWER ROOM (6' 7" X 6' 4") OR (2.00M X 1.92M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing side aspect, modern white suite with wall mounted wash hand basin with monobloc mixer tap. Low level WC with push button flush, corner shower cubicle with double opening shower doors providing access to pumped Aqualisa shower with adjustable shower attachment. Wall mounted illuminated mirror with shaver socket, heated chrome effect towel rail, Vinyl cushion flooring.

## OUTSIDE

Attractive paved path provides access from the street scene to the main front door entrance and then does a right angle to the communal tarmac drive which leads to the garage blocks and off road parking. The front garden has well established shrub borders with gravel areas providing off road parking, outside gas meter box, pathway and low level brick walling provides access to side passage leading to outside water tap, rear side gate and steps down to main garage.

## GARAGE

Situated in a block of four being the nearest garage to the property with up and over door, light and power with personal door providing access to rear garden. Electronically operated garage door and eaves storage space.



## REAR GARDEN

Tiered to numerous levels laid to paving with ornamental fish pond with water fall with pump and filtration system providing crystal clear water. The garden is enclosed by close boarded fencing and has many mature shrubs and bushes and provides a great deal of colour throughout the various Seasons. Steps down to glazed garage door.

## 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 cross over at the traffic lights into Ashley Road and take the fifth turning right into Caird Avenue take the second left into Carrick Way and left fork into Brecon Close.

## WEBSITE

[www.rossnicholas.co.uk](http://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.

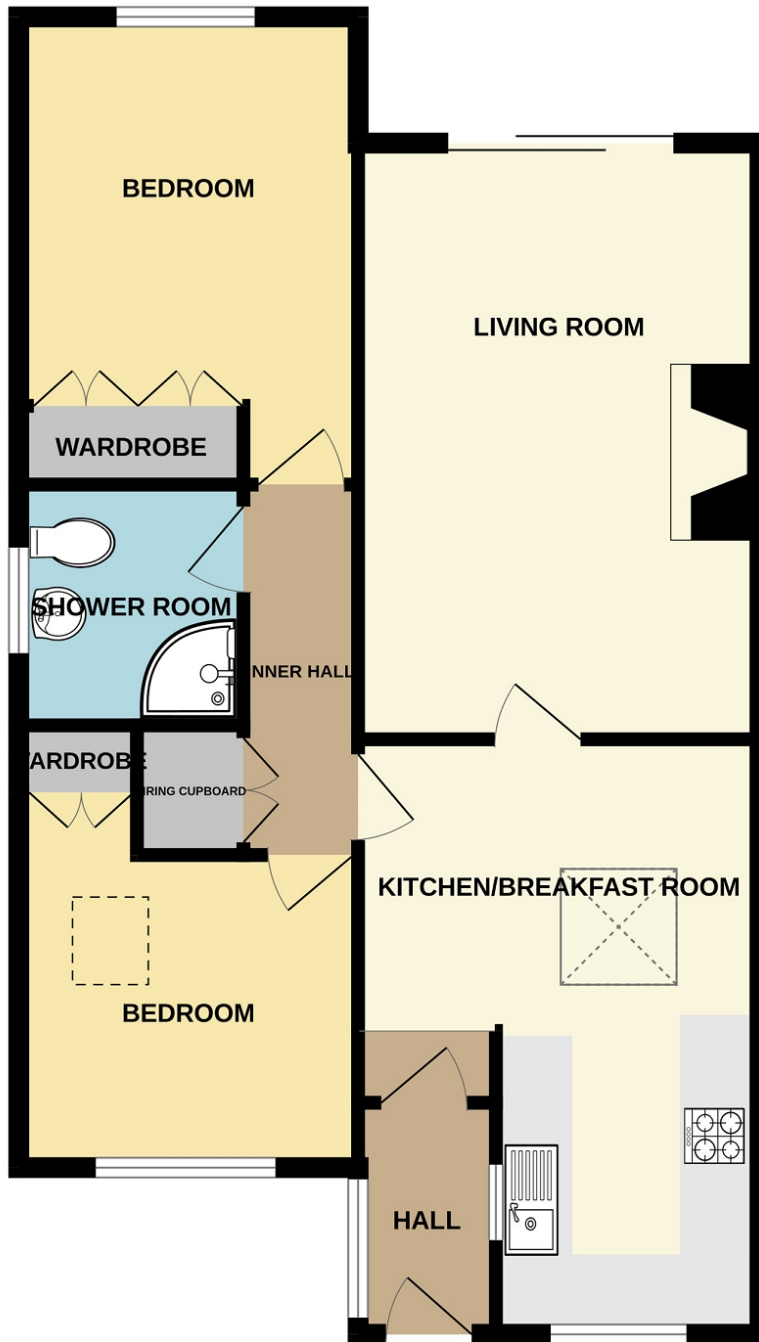
## TENURE

The resale tenure for this property is Freehold

## EPC RATING

The EPC rating for this property is D55

GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



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TOTAL FLOOR AREA : 687 sq.ft. (63.8 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.