



82 Manor Road, New Milton, Hampshire. BH25 5EJ

Guide Price £495,000



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





82 Manor Road, New Milton, Hampshire. BH25 5EJ

Guide Price £495,000

A spacious 3 bedroom detached bungalow with the potential to extend and modernise (stp). Set on a larger than average south facing plot and within a short walk of New Milton Town Centre. Features of the property include 23 x 16 workshop, shower room, sitting/dining room and kitchen.



ENTRANCE

Recessed with ceiling light and UPVC double glazed door leading to:

ENTRANCE HALL

Ceiling light, cloaks cupboard with storage over, power points and radiator.

CLOAKROOM

Obscure UPVC double glazed window to side, hatch to loft area and low level w.c.

SITTING ROOM/DINING ROOM (20' 1" X 11' 10") OR (6.12M X 3.60M)

Aspect to the rear and side elevations through UPVC double glazed windows, wall light points, wall hung fire, radiator and door providing access to rear garden.

KITCHEN (10' 1" X 7' 7") OR (3.08M X 2.30M)

Aspect to the rear and side elevations through UPVC double glazed windows, Ceiling light and single bowl single drainer sink unit. Work tops with base drawers and cupboards beneath. Recess for washing machine, fridge/freezer and gas cooker. Wall hung gas fired boiler, eye level storage cupboard, radiator, airing cupboard housing pre-lagged hot water cylinder and door providing access on to side elevation.

BEDROOM 1 (12' 4" X 12' 2") OR (3.75M X 3.70M)

Aspect to the front elevation through UPVC double glazed window. Ceiling lights, panelled radiator and fitted wardrobe comprising two double units with hanging, shelf and storage over.

BEDROOM 2 (12' 4" X 12' 4") OR (3.75M X 3.75M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator and power points.

BEDROOM 3 (10' 1" X 8' 2") OR (3.08M X 2.50M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator and ceiling light.

SHOWER ROOM

Obscure UPVC double glazed window to side, ceiling light, fully tiled wall surrounds, shower, wall hung wash hand basin and heated towel rail.

OUTSIDE

The property is set on a large south facing plot and to the front there is a driveway offering off road parking and shrub and flower borders. The driveway continues along the side elevation providing parking for a number of cars or boat/caravan subject to size.

REAR GARDEN

There is a large workshop with turning area to the front, double opening doors, power and light. The remainder of the garden is laid to lawn and a selection of shrub and flower beds.

DIRECTIONAL NOTE

From our New Milton office turn left at the lights and proceed up Station Road passing over the railway bridge. Take the next turning right in to Manor Road and the property will be located approximately half way down on the right.

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.

COUNCIL TAX

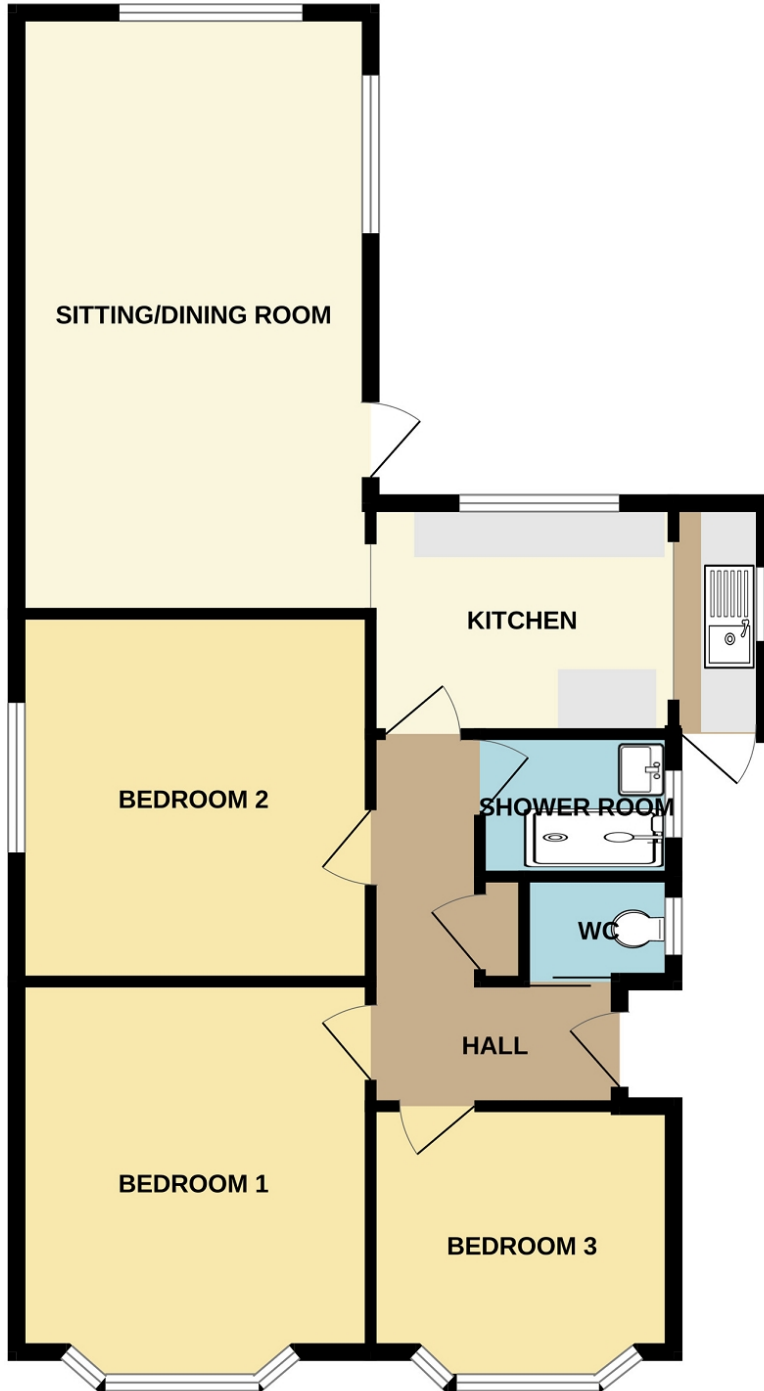
The council tax for this property is band D

EPC RATING

The EPC rating for this property is D57



GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



ROSS NICHOLAS ESTAE AGENTS

TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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