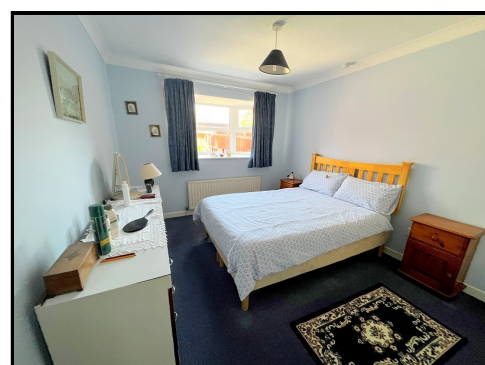




25 Brecon Close, New Milton, Hampshire. BH25 6UB

Guide Price £399,950



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





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A well presented 3 bedroom semi-detached chalet bungalow located in a popular residential area. Features of the property include, kitchen/breakfast room, sitting room, conservatory, two ground floor bedrooms, bathroom, cloakroom, first floor bedroom/study. larger than average gardens and garage. Sole agents and vacant possession.



ENTRANCE PORCH

Accessed via UPVC double glazed door, ceiling light, aspect to side elevation through UPVC double glazed window and quarry tiled floor. Door leading to:

KITCHEN BREAKFAST ROOM (11' 1" X 19' 8") OR (3.37M X 5.99M)

Vaulted ceiling, aspect to the front elevation through UPVC double glazed window. Velux window providing natural light, single bowl, single drainer stainless steel sink unit with monobloc mixer tap, working surface extending along three walls with a range of base drawers and cupboards beneath. Recesses for gas cooker, under counter fridge and washing machine. Eye level storage cupboards, part tiled wall surrounds, power points, staircase to first floor and panelled radiator.

SITTING ROOM (19' 7" X 11' 1") OR (5.98M X 3.37M)

Aspect to the rear elevation through double glazed sliding patio doors providing access to conservatory and garden beyond. Two ceiling lights, power points, TV aerial point, panelled radiator and wall hung gas fire.

CONSERVATORY (8' 2" X 10' 6") OR (2.50M X 3.19M)

Clear glass roof, brick base and UPVC double glazed windows and door providing access to rear garden. Light, power points and tiled flooring.

INNER HALL

Hatch to loft area, airing cupboard with folding door, gas fired boiler and slatted shelving.

BEDROOM 1 (13' 1" X 9' 8") OR (3.99M X 2.94M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator and power points. Double wardrobe with folding door, hanging and shelving.

BEDROOM 2 (9' 7" X 8' 10") OR (2.93M X 2.68M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points and recessed double wardrobe with hanging and shelf.

CLOAKROOM

Obscure UPVC double glazed window to side elevation, ceiling light, low level w.c, wall hung wash hand basin with tiled splashback and mirror over.

BATHROOM

Obscure UPVC double glazed window to side, fully tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment. Extractor fan, pedestal wash hand basin and low level w.c. Panelled radiator, wall mounted mirror light and shaver point.

BEDROOM 3

Two velux windows to rear, ceiling point, power and eaves storage cupboard. Door leading to:

LOFT ROOM

Ceiling light and flooring for storage.

OUTSIDE

The front garden has an area of lawn with a paved pathway and steps leading to the front door. A driveway extends along the side elevation leading to the rear.

GARAGE

Two parking spaces to front subject to size, up and over door, power and light and door leading to:

REAR GARDEN

Shingle and paved area to the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden widens to the rear boundary with an area of lawn and wild flowers. The garden benefits from outside light and timber shed. The garden is fully enclosed behind fencing to provide seclusion.

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.

PLEASE NOTE

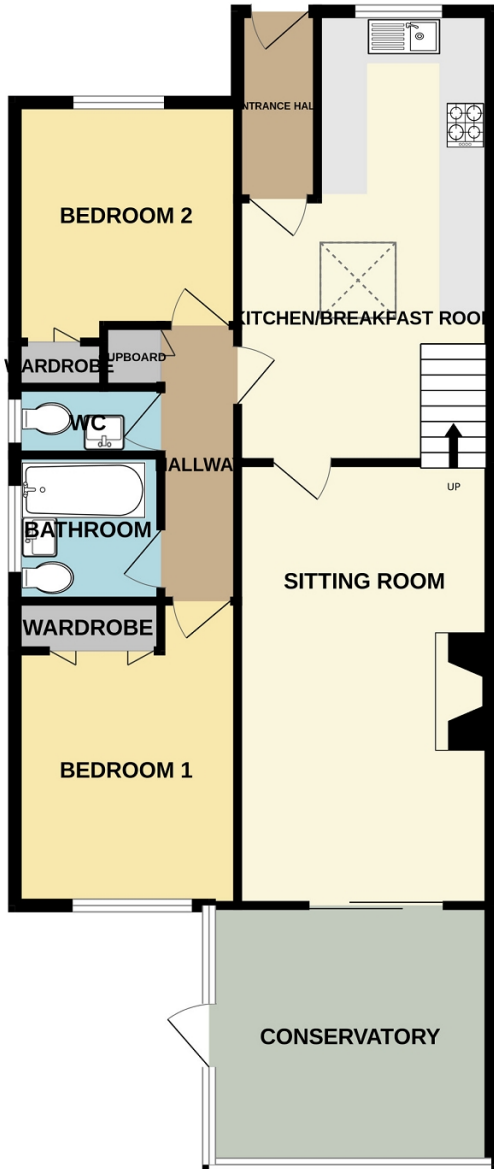
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

COUNCIL TAX

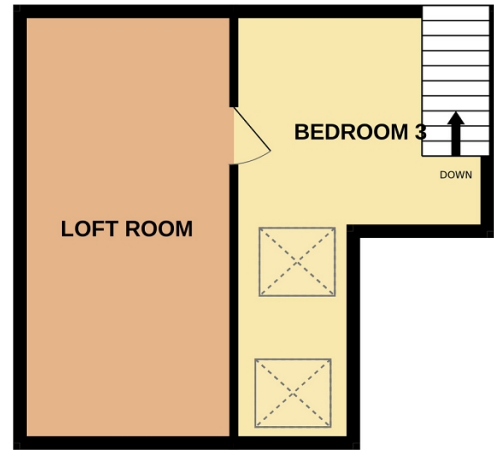
The council tax for this property is band D



GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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.