



6 Tanglewood Court, Herbert Road, New Milton, Hampshire. BH25 6BX

Guide Price £259,950



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





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A two bedroom mid-terrace bungalow requiring modernisation and located within a short walk of New Milton Town Centre with shops, mainline station . Features of the property include entrance porch, lounge/dining room, kitchen, bathroom, gardens, communal parking, gas fired central heating, Vacant possession, Sole Agents.



ENTRANCE HALL

Accessed via obscure UPVC double glazed door, coved ceiling, ceiling light point, cupboard housing electric meter and fuse box.

SITTING ROOM/DINING ROOM (19' 10" X 11' 2") OR (6.05M X 3.41M)

Aspect to the front elevation through UPVC double glazed bay window, coved ceiling, four wall light points, power points, panelled radiator.

KITCHEN (7' 1" X 8' 10") OR (2.15M X 2.70M)

Aspect to the rear elevation through UPVC double glazed window. Part tiled wall surrounds, single bowl single drainer stainless steel sink unit with cupboards and drawer beneath. Work surface with additional storage and recess for cooker. Eye level storage cupboards, ceiling light.

INNER HALL

Panelled radiator, coved ceiling, hatch to loft area, ceiling light, power point.

BEDROOM 1 (14' 7" X 9' 8") OR (4.45M X 2.95M)

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

BEDROOM 2 (12' 2" X 7' 11") OR (3.72M X 2.41M)

Aspect to the rear elevation through UPVC double glazed door with matching side screens providing access onto rear garden. Ceiling light, panelled radiator, single wardrobe with hanging rail and shelf, airing cupboard housing pre-lagged hot water cylinder and slatted shelving surrounding.

BATHROOM

Obscure UPVC double glazed window facing rear. Coved ceiling, ceiling light, low level WC, pedestal wash hand basin, panelled bath unit with shower attachment, panelled radiator, part tiled wall surrounds, mirror, light and shaver point.

FRONT GARDEN

The front garden is mainly laid to lawn with a central pathway providing access to front door.

REAR GARDEN

Designed for easy maintenance being mainly paved and enclosed behind close board fencing to provide seclusion. There is a timber shed within the garden. Outside water tap and gate providing access to communal pathway which in turn leads to the front elevation.

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 to the town centre traffic lights and cross over into Ashley Road. Take the second turning left into Herbert Road.

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

COUNCIL TAX

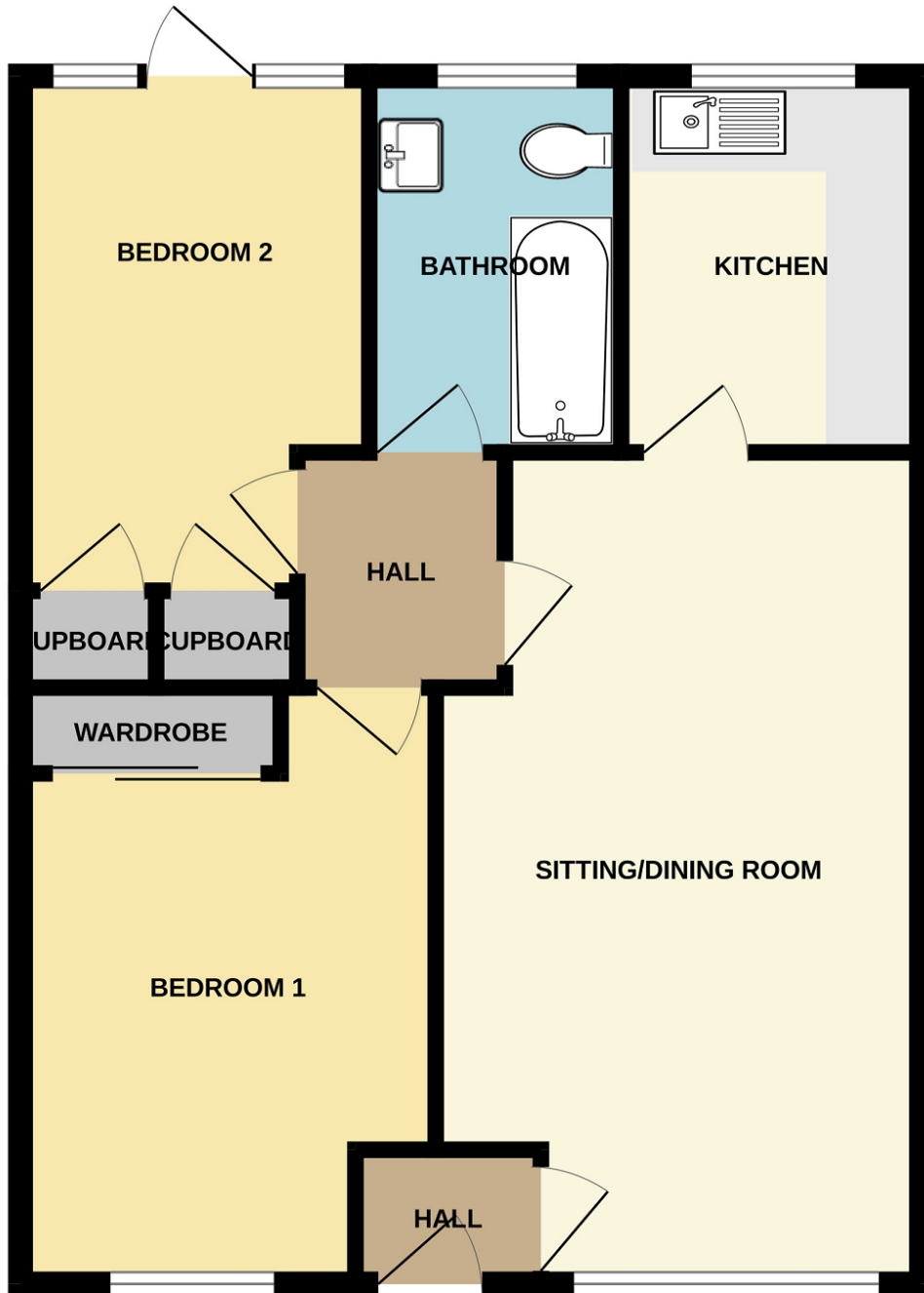
The council tax for this property is band D

EPC RATING

The EPC rating for this property is D65



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 612 sq.ft. (56.8 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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9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk