



5 Hatfield Court, New Milton, Hampshire. BH25 5UW

£315,000



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





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A 2 double bedroom detached bungalow requiring modernisation and located in a quiet cul-de-sac. Features include entrance porch, Sitting/dining room, kitchen, bathroom, private front and rear gardens, garage and parking. Sole Agents and vacant possession.



ENTRANCE PORCH

UPVC double glazed front door with matching window to the side elevation.

SITTING ROOM/DINING ROOM (19' 10" X 10' 6") OR (6.04M X 3.19M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, two panelled radiators, power points and t.v aerial point.

KITCHEN (7' 11" X 11' 0") OR (2.42M X 3.35M)

Aspect to the rear elevation through UPVC double glazed window with matching door providing access to garden. One and a half bowl single drainer sink unit set into a work top with base cupboard beneath and recess for washing machine and cooker. Worcester Bosch wall mounted gas fired boiler and part tiled wall surrounds. Additional working surface with base drawers and cupboards beneath. Recess for under counter fridge and freezer. Eye level storage cupboard, panelled radiator and power points.

INNER HALL

Ceiling light, hatch to loft area and panelled radiator.

BEDROOM 1 (12' 9" X 8' 11") OR (3.88M X 2.71M)

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

BEDROOM 2 (11' 4" X 11' 2") OR (3.46M X 3.40M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator and power points. Airing cupboard housing lagged hot water cylinder.

BATHROOM

Obscure window to side, ceiling light, part tiled wall surrounds, panelled bath, low level w.c, wash basin and panelled radiator.

OUTSIDE

The front garden is enclosed behind brick walling and designed for easy maintenance being mainly shingled with a selection of shrub and flower beds. A driveway provides parking in addition to the front elevation.

GARAGE

Attached with up and over door, power and light and door provides access to:

REAR GARDEN

Once again designed for easy maintenance being paved and shingled. Selection of shrub and flower beds. The garden is enclosed behind panelled and close board fencing. Within the garden there is a large shed/summerhouse and greenhouse. A pathway extends along the side elevation providing return access to the front.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road taking the second turning right into Gore Road. Proceed until reaching Stem Lane on the right. Turn up Stem Lane and take the second entrance into the Chatsworth development and Hatfield Court will be found on the left-hand side.

PLEASE NOTE

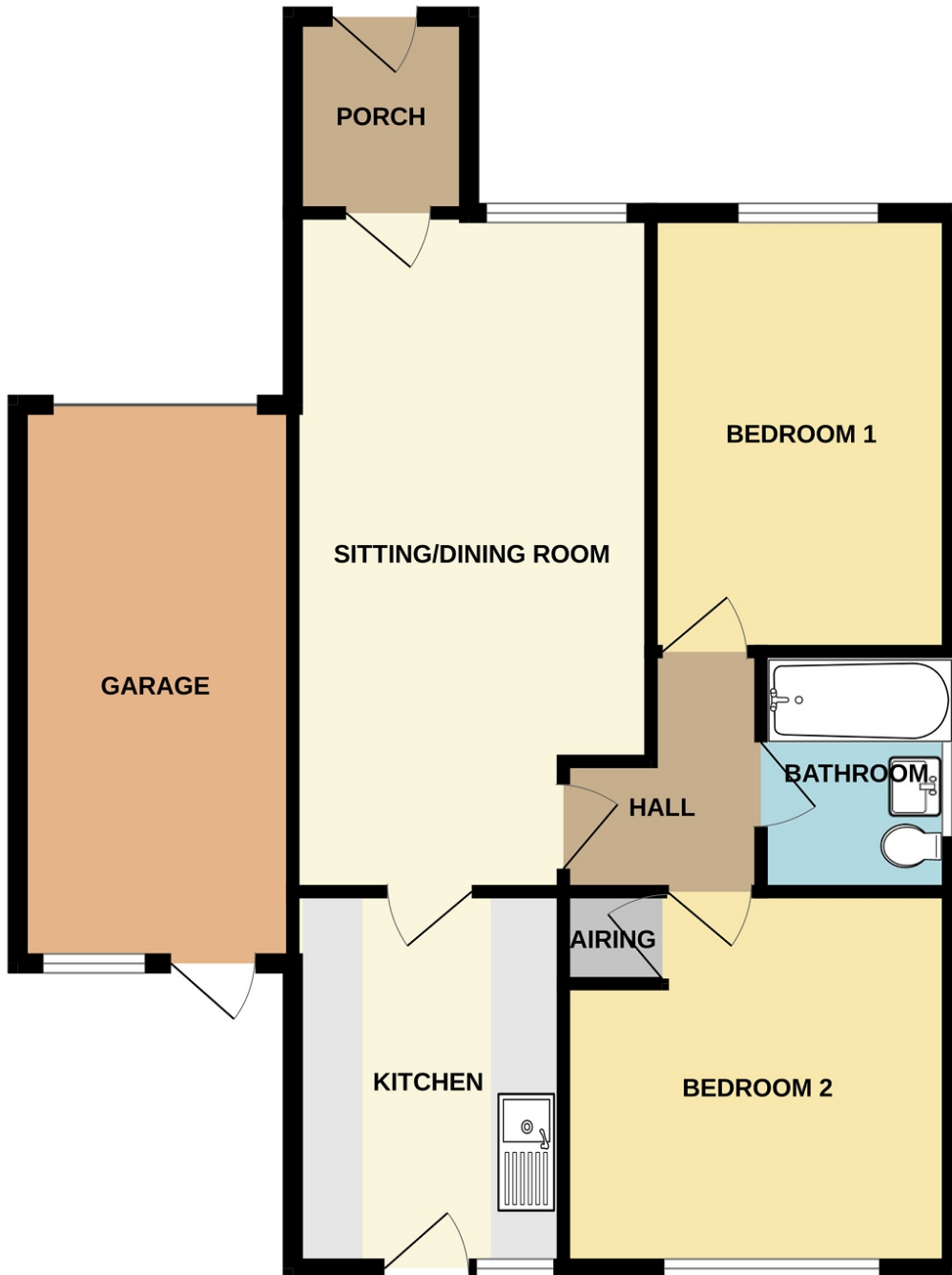
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

COUNCIL TAX

The council tax for this property is band C



GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 755 sq.ft. (70.2 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 & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk