



**31 Warwick Avenue, New Milton, Hampshire, BH25 6AH.**

**£525,000**



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





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A very well presented four bedroom unfurnished detached family house located to rent in a highly sought after location, offering numerous features including lounge/dining room, kitchen, utility room, ground floor shower room, off road parking, garage and gardens.



## ENTRANCE PORCH

Accessed via door with matching side screen, smooth finished ceiling, ceiling light point, coats cupboard with hanging rail, shelving and storage over. Glazed door with matching side screen providing access to:

## ENTRANCE HALL

Smooth finished ceiling, staircase to first floor landing. Under stairs storage cupboard, panelled radiator, power point.

## SHOWER ROOM

Ground floor shower room with obscure UPVC double glazed window facing side elevation. Smooth finished ceiling, ceiling light, fully tiled wall surrounds, low level WC, pedestal wash hand basin with monobloc mixer tap, shower cubicle with folding glazed shower screen.

## LOUNGE/DINER (28' 8" X 12' 1") OR (8.73M X 3.69M)

Aspect to both front and side elevations through UPVC double glazed windows. Power points, ceiling light, wall lights, two panelled radiators, UPVC double glazed French doors providing access into rear garden. There is a fireplace, but is not to be used.

## KITCHEN (16' 2" X 11' 7") OR (4.94M X 3.54M)

Modern fittings, aspect to the rear elevation through UPVC double glazed window. Additional window to side elevation, smooth finished ceiling, recessed lighting, ceiling light, composite single bowl single drainer sink unit with monobloc mixer tap set into a working surface extending along three walls with range of base drawers and cupboards beneath, fitted AEG double oven, matching stainless steel AEG four ring gas hob with extractor fan over, recess for fridge/freezer and dishwasher, panelled radiator, additional work top with storage drawers beneath.

## UTILITY ROOM

Work top with recesses for washing machine and tumble dryer. Range of display shelving, obscure UPVC double glazed door providing access to covered sideways which in turn leads to both front and rear gardens.

## LANDING

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, two ceiling lights, hatch to loft area with pull down loft ladder. Large double storage cupboard housing Vaillant gas fired boiler.

## BEDROOM 1 (12' 2" X 12' 0") OR (3.70M X 3.67M)

Aspect over the front elevation providing far reaching roof top views. Smooth finished ceiling, double panelled radiator, ceiling light, power points, obscure UPVC double glazed window facing side, range of fitted wardrobes comprising two double and one single unit with hanging rails and shelving.

## BEDROOM 2 (12' 2" X 8' 9") OR (3.70M X 2.66M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, two wall light points, panelled radiator, power points, TV aerial connection, two double wardrobe units with hanging rails and shelving.

## BEDROOM 3 (11' 7" X 7' 10") OR (3.54M X 2.38M)

Aspect over the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, wall light, single panelled radiator, power points.

## BEDROOM 4 (12' 6" X 8' 0") OR (3.80M X 2.43M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, wall light point, fitted wardrobe with sliding doors, hanging rails and storage over.

## BATHROOM

Obscure UPVC double glazed window to side elevation. Smooth finished ceiling, ceiling light, corner bath unit with monobloc mixer tap and shower attachment. Pedestal wash hand basin with monobloc mixer tap, low level WC, feature display top with cupboards and drawers beneath. Wall hung mirror with light and additional storage over, heated towel rail.

## OUTSIDE

The front elevation is mostly laid to lawn with a large driveway providing parking for three to four cars and in turn provides access to the garage.

## GARAGE

Remote controlled up and over door with power and light. Aspect to the rear elevation through UPVC double glazed window. Personal door providing access onto covered side rear porch with wall light and doors providing access to both front and rear elevations.,

## REAR GARDEN

Paved patio area adjoining the rear of the property with enclosed raised decking behind brick walling to provide seclusion. The remainder of the garden is mostly laid to lawn with a selection of shrub and flower beds and is bounded by hedging. Outside water tap and lighting.

## 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 6th turning left into Warwick Avenue.



## 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

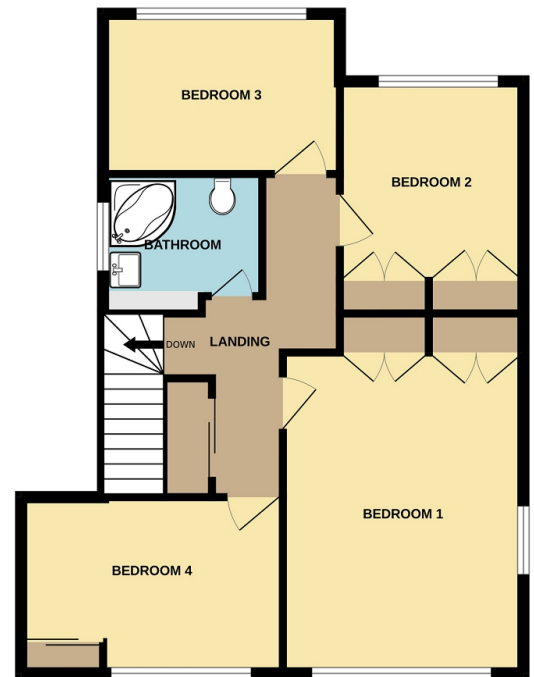
The EPC rating for this property is D63



GROUND FLOOR  
836 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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.