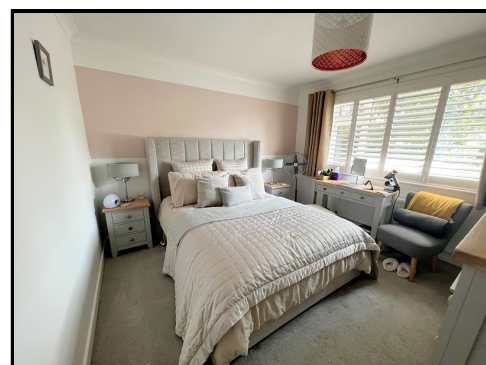
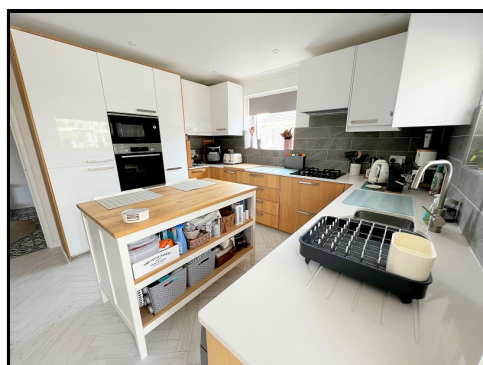




35 Rosewood Gardens, New Milton, Hampshire, BH25 5NA.

Guide Price £459,950



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





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A truly superb two bedroom detached bungalow refurbished to a high quality and offering numerous features including modern fitted Kitchen, Conservatory, Modern Shower Room, Sitting Room, UPVC double glazing, gas fired central heating, large driveway, garage, enclosed gardens.



ENTRANCE HALL

Accessed via front door, coved and smooth finished ceiling, hatch to loft area with pull down loft ladder, cupboard housing consumer unit, double panelled radiator, power point, telephone point and airing cupboard.

SITTING ROOM

Large UPVC double glazed sliding patio door providing both views and access onto rear garden. Coved and smooth finished ceiling, ceiling light, power points, double panelled radiator, TV aerial point, feature fireplace with vertical recessed log display, fitted electric fire and tiled hearth with Oak mantel.

KITCHEN

Aspect to the side and rear elevations through UPVC double glazed windows. Recessed stainless steel sink unit set into a Quartz work surface extending along three walls with range of base drawers and cupboards beneath. Recess for washing machine, integrated dishwasher, fridge/freezer, electric Bosch stainless steel oven with matching Bosch stainless steel microwave over. Part tiled wall surrounds, power points, four ring gas hob with extractor fan over, coved and smooth finished ceiling, recessed lighting. Doorway through to:

CONSERVATORY

Low brick walling, UPVC double glazed windows. Clear bronze glass roof and sliding UPVC double glazed patio door providing access onto rear garden. Electric wall mounted heater, power points.

BEDROOM ONE

Aspect to the front elevation through UPVC double glazed windows. Coved and smooth finished ceiling, ceiling light point, double panelled radiator, power points.

BEDROOM TWO

Aspect to the front elevation through UPVC double glazed windows, range of fitted wardrobes with hanging rails and shelving. Coved and smooth finished ceiling, ceiling light, double panelled radiator, power points.

MODERN SHOWER ROOM

Obscure UPVC double glazed windows onto side elevation. Coved and smooth finished ceiling, recessed lighting, fully tiled wall surrounds with large walk-in shower unit. Wall mounted thermostatically controlled shower with rain effect shower head and hand held shower attachment. Glazed shower screen, wash hand basin with monobloc mixer tap set into a vanity unit incorporating storage beneath and low level WC to side. Heated towel rail, tiled flooring.

OUTSIDE

The front garden has a shaped area of lawn with a selection of shrub and flower beds surrounding. The garden is enclosed behind low fencing and a gravelled pathway provides access to the front door. There is a gravel driveway providing parking for approximately four cars and access to:

DETACHED GARAGE

Power light and up and over door.

REAR GARDEN

Adjoining the rear of the property there is a composite decking area with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden enjoys seclusion behind panelled fencing and a gate provides return access onto side driveway.

VIEWING ARRANGEMENTS

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 take the second turning right into Gore Road and proceed until reaching Stem Lane. Turn into Stem Lane and take the fifth turning right into Beechwood Avenue then third right into Rosewood Gardens.

SURVEY

Require a survey? Visit our website www.rossnicholas.co.uk for further information.

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

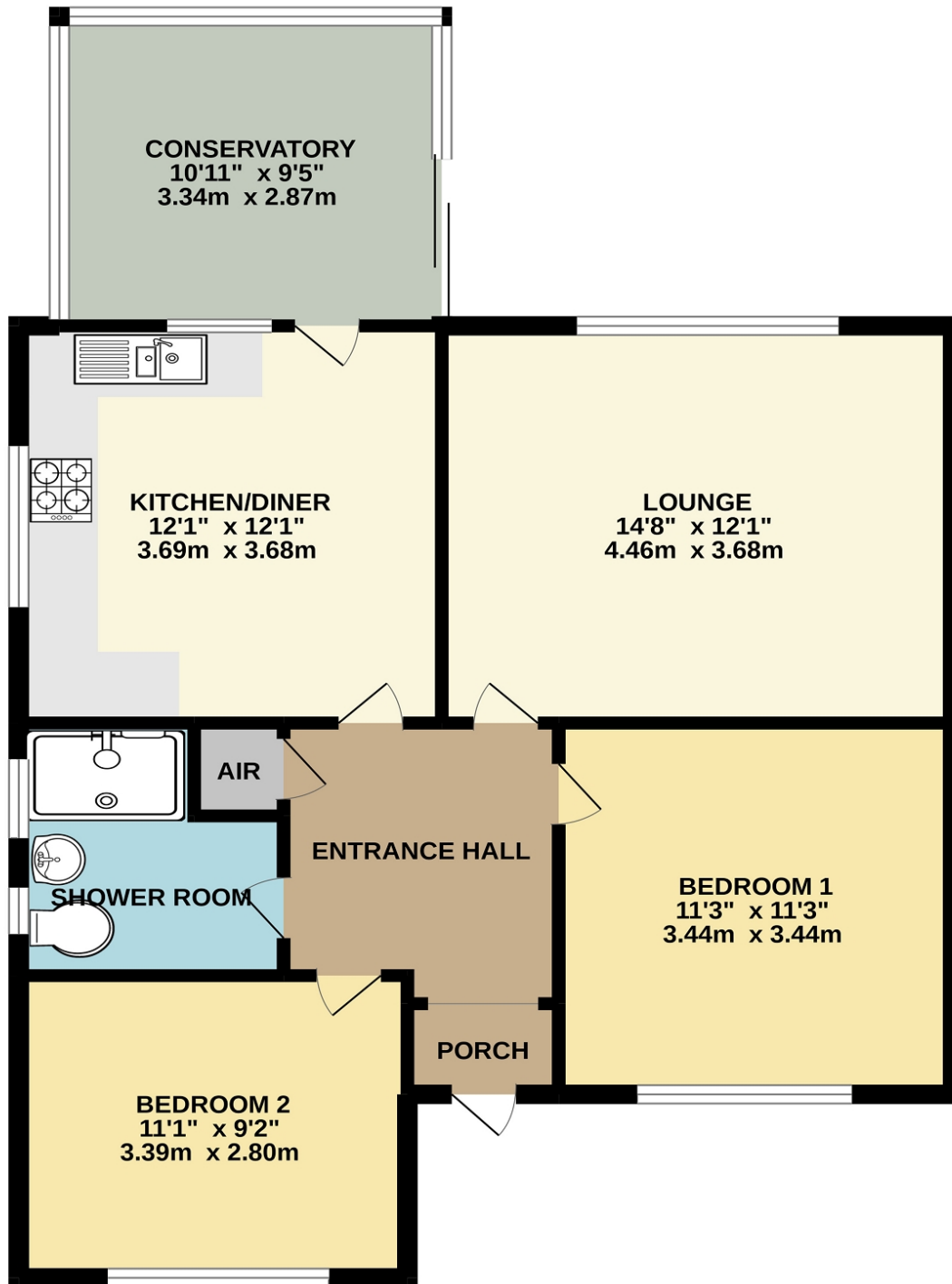
EPC RATING

The EPC rating for this property is D66

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

GROUND FLOOR



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