



**51 Carisbrooke Court, New Milton, Hampshire. BH25 5UE**

**Guide Price £279,950**



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





**51 Carisbrooke Court, New Milton, Hampshire. BH25 5UE**

**Guide Price £279,950**

A very well presented 2 bedroom end of terrace house located in a popular residential area. Offering numerous features including entrance porch, sitting/ dining room, kitchen, conservatory and modern bathroom. Fitted UPVC double glazing, gas fired central heating, enclosed garden, garage and communal parking. Sole Agents.



## ENTRANCE PORCH

Composite front door, ceiling light, consumer unit and oak glazed door leading to:

## SITTING ROOM/DINING ROOM (16' 10" X 12' 5") OR (5.12M X 3.78M)

Aspect to the front elevation through UPVC double glazed window, staircase to first floor with storage beneath, two panelled radiators, power points, t.v aerial point, two ceiling light points and HIVE thermostat control.

## KITCHEN (8' 2" X 12' 5") OR (2.48M X 3.78M)

Aspect to the rear elevation through UPVC double glazed window, One and a half bowl single drainer sink unit with monobloc mixer tap set in to a working surface extending along three walls with a range of base drawers and cupboards beneath. Recess for washing machine, full height fridge/freezer, eye level storage cupboards, tiled wall surrounds, wall mounted Gloworm gas fired boiler and recess for gas or electric cooker. Eye level storage cupboards and UPVC double glazed door leading to:

## CONSERVATORY (12' 0" X 6' 6") OR (3.65M X 1.97M)

Newly constructed approximately three months ago with polycarbonate roof, UPVC double glazed construction with large UPVC double glazed french doors leading to garden. Power points.

## FIRST FLOOR LANDING

Ceiling light and hatch to loft area with pull down ladder.

## BEDROOM 1 (10' 6" X 10' 5") OR (3.19M X 3.17M)

Aspect to the front elevation through UPVC double glazed window. Fitted wardrobes incorporating double units with hanging rails, shelving and storage cupboards above. Panelled radiator and power points.

## BEDROOM 2 (12' 5" X 8' 1") OR (3.78M X 2.47M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator, recessed airing cupboard housing pre-lagged hot water cylinder with fitted immersion. Fitted wardrobes comprising one double and one single unit with hanging rail, shelving and storage cupboards over.

## BATHROOM (4' 9" X 8' 4") OR (1.44M X 2.54M)

Modern fittings with obscure UPVC double glazed window to side. Panelled bath unit with wall mounted Mira shower unit and glazed folding shower screen. Low level w.c, wash hand basin with storage beneath and mirror fronted medicine cabinet over. Fully tiled wall surrounds, tiled flooring and panelled radiator.

## OUTSIDE

The front garden is enclosed behind low picket fencing and is designed for easy maintenance being mainly paved with a paved pathway providing access to the front door. An additional paved pathway extends along the side elevation providing access to the rear garden.

## REAR GARDEN

There is a paved patio area extending one side of the garden with the remainder having artificial lawn. The garden is enclosed behind brick walling and panelled fencing. Outside water tap and gate providing access to rear communal parking area.

## GARAGE

Up and Over door and pitched roof construction.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road taking the second turning right into Gore Road and continue until reaching Stem Lane on the right. Proceed up Stem Lane turning right into Chatsworth Way and Carisbrooke Court will be found 4th turning right.

## 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

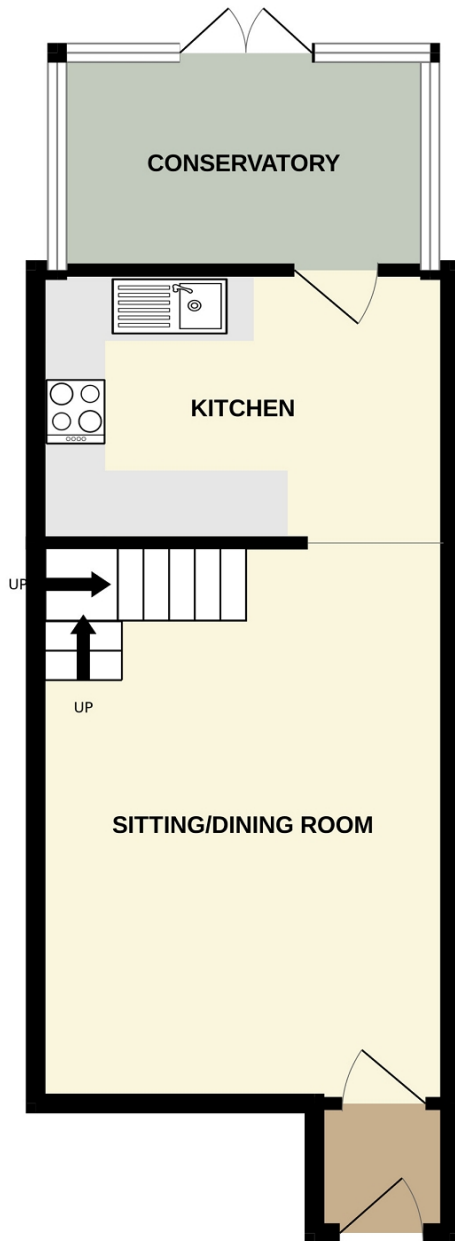
The council tax for this property is band B

## EPC RATING

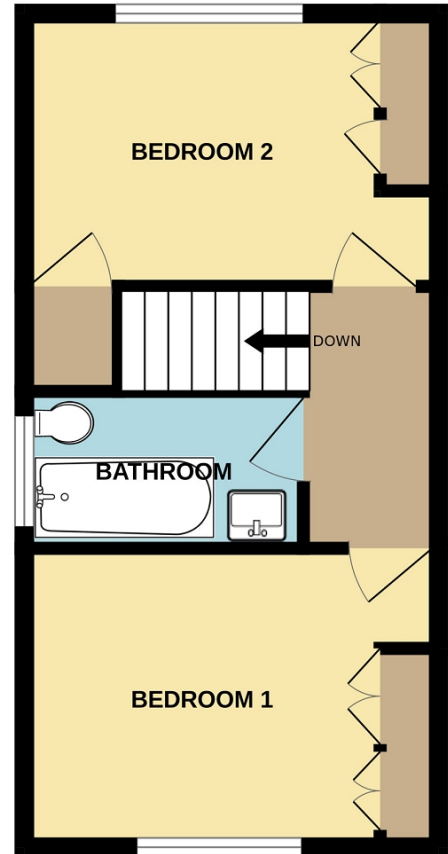
The EPC rating for this property is E53



GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 707 sq.ft. (65.7 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.  
Made with Metropix ©2023

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

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.