



**17 Peckham Avenue, New Milton, Hampshire, BH25 6SL.**

**Guide Price £375,000**



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





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A deceptively spacious three/four bedroom detached house located within a short walk of New Milton town centre. Features include sitting room, dining/family room, kitchen/breakfast room ground floor cloakroom. En-suite shower room, main bathroom, off road parking and larger than average gardens. Sole Agents and Vacant Possession.



## ENTRANCE HALL

Obscure UPVC double glazed front door, aspect to the front elevation through UPVC double glazed window, staircase to first floor, coved ceilings, ceiling light, under stairs storage cupboard, panelled radiator and wall lights.

## CLOAKROOM

Obscure UPVC double glazed window to side, low level w.c, wash hand basin with storage beneath and panelled radiator.

## SITTING ROOM/BEDROOM (9' 10" X 11' 2") OR (3.0M X 3.40M)

Aspect to the front elevation through UPVC double glazed window, flame effect electric fire with brick surround, heart and wood mantel. Panelled radiator, power points and ceiling light.

## FAMILY ROOM (10' 10" X 11' 2") OR (3.30M X 3.40M)

Coved ceilings, ceiling light points, panelled radiator, power points and open way to:

## KITCHEN/BREAKFAST ROOM (17' 5" X 6' 7") OR (5.31M X 2.0M)

Aspect to the rear elevation through UPVC double glazed window and obscure UPVC double glazed window to side. Patio doors providing access to rear garden, panelled radiator, recessed lighting, single bowl single drainer stainless steel sink unit set into a work surface extending along one wall. Base drawers and cupboards beneath, recess for electric cooker and washing machine. Additional working surface with cupboards beneath and three quarter height broom cupboard to side. Tiled flooring, panelled radiator, additional storage cupboard with eye level glazed display cupboards.

## FIRST FLOOR LANDING

Obscure UPVC double glazed window to side, ceiling light and door leading to.

## BEDROOM 1 (11' 4" X 8' 11") OR (3.46M X 2.71M)

Aspect to the rear elevation through UPVC double glazed window, double panelled radiator, power points, range of bedroom furniture incorporating bed recess with bedside cabinets and chest of drawers to side with display area to end.

## DRESSING ROOM

Two double wardrobe units with hanging rails and shelving, dressing table to side and single panelled radiator.

## EN SUITE SHOWER ROOM

Obscure double glazed window to side, smoothed finished ceilings, ceiling light, part tiled wall surrounds, low level W.C, wash hand basin with storage beneath and heated towel rail. Double shower cubicle with glazed door and fitted Mira Sport.

## BEDROOM 2 (10' 10" X 10' 10") OR (3.30M X 3.30M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points, bedroom furniture including double wardrobe with hanging rail and shelving, bed recess with bedside cabinets and chest of drawers and additional cupboard.

## BEDROOM 3 (10' 10" X 10' 10") OR (3.30M X 3.30M)

Aspect to the side elevation through double glazed velux window, hatch to loft area with pull down ladder, panelled radiator, power points, bedroom furniture including bed recess bedside cabinets, chest of drawers and large double wardrobe with hanging rail, shelving and additional display shelving and cupboards.

## BATHROOM

Obscure UPVC double glazed window to front, smoothed finished ceiling, recessed lighting, fully tiled wall surrounds, panelled bath with monobloc mixer tap with shower attachment and wall hung shower unit and glazed shower screen. Tiled flooring, low level W.C, wash hand basin with storage beneath and electric wall mounted heater.

## OUTSIDE

The front elevation is designed for easy maintenance being mainly brick paved with a low brick wall to the front boundary. The side elevations are bounded by close board panelled fencing and a driveway provides off road parking for approximately two cars. Along the opposite side elevation there is a pathway that provides access to:

## REAR GARDEN

Being one of the main features of the property and has a paved patio adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden is bounded by close board fencing and enjoys a degree of seclusion. Outside light and garden store.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed in a Westerly direction down Old Milton Road and take the second turning right into Gore Road then first right into Peckham Avenue where the property is situated a short way along on the right hand side and is numbered.

## 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.

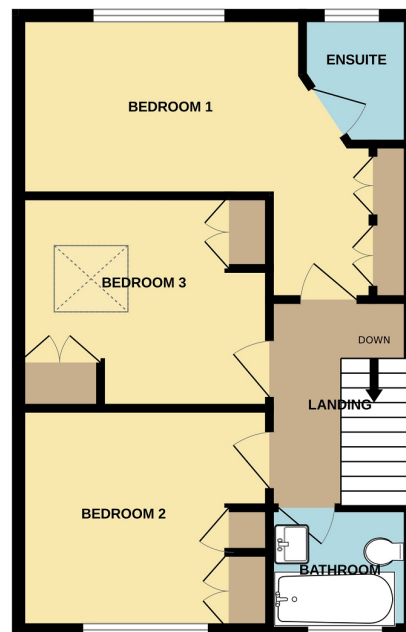
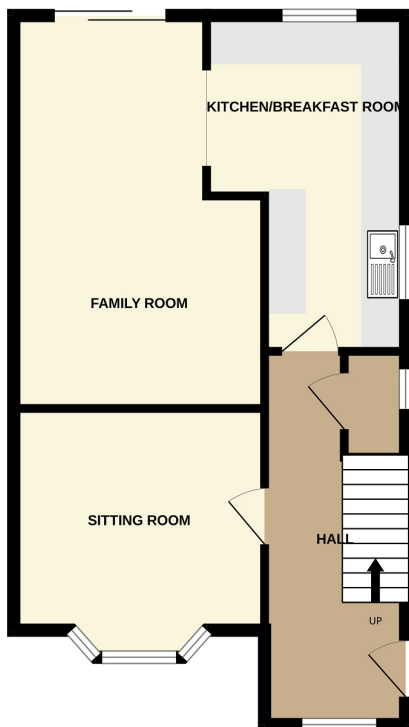
## TENURE

The resale tenure for this property is Freehold.



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 986 sq.ft. (91.6 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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