



11 Moore Close, New Milton, Hampshire. BH25 6QX

Guide Price £349,950



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





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A very well presented 3 bedroom end of terrace house located within equal distance of both New Milton town centre and Barton on Sea cliff top. Features of the property include sitting room, kitchen/breakfast room, conservatory, modern shower room, private garden and garage.



ENTRANCE PORCH

Accessed via UPVC double glazed front door with matching side screen, ceiling light and door leading to:

SITTING ROOM (16' 0" X 12' 6") OR (4.87M X 3.82M)

Aspect to both front and side elevations through UPVC double glazed windows, smoothed finished ceiling, recessed lighting, double panelled radiator, power points and T.V aerial point.

KITCHEN BREAKFAST ROOM (15' 11" X 11' 11") OR (4.86M X 3.64M)

Incorporating stairs to first floor landing, aspect to rear elevation overlooking conservatory and garden beyond. Smoothed finished ceiling, recessed lighting, single bowl single drainer stainless steel sink unit set into a work surface extending along two walls with a range of base drawers and cupboards beneath. Integrated slimline dishwasher, fitted stainless steel electric double oven and recess for washing machine. Ceramic ring electric hob with extractor fan over, eye level storage cupboards, power points, panelled radiator and T.V connections for wall mounting. Under stairs pantry with electric consumer unit and shelving. Additional large under stairs storage area and UPVC double glazed french doors leading from the Kitchen to:



CONSERVATORY

Polycarbonate roof with UPVC double glazed construction and sliding UPVC french doors leading to garden. Double panelled radiator, wall light and power points.

FIRST FLOOR LANDING

Hatch to loft area with pull down ladder, power point and door leading to:

BEDROOM 1 (12' 8" X 9' 9") OR (3.86M X 2.96M)

Aspect to both front and side elevations through UPVC double glazed windows, smoothed finished ceiling, ceiling light, double panelled radiator, power points and single wardrobe unit with hanging rail and shelf above.

BEDROOM 2 (8' 9" X 8' 11") OR (2.66M X 2.73M)

Aspect to the rear elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light, power points, panelled radiator, T.V connections for wall hung television. Recessed airing cupboard with Worcester Bosch gas fired boiler and slatted shelving surrounding.

BEDROOM 3 (12' 0" X 5' 10") OR (3.67M X 1.77M)

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

BATHROOM

Obscure UPVC double glazed window to rear, smoothed finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds and flooring. P shaped bath with monobloc mixer tap, shower attachment, rain effect shower head over and curved shower screen. Low level w.c., wash hand basin with monobloc mixer tap, heated towel rail and wall mounted mirror fronted medicine cabinet.

OUTSIDE

The front garden has a pathway providing access to the front door with a paved seating area which enjoys a southerly aspect and the remainder of the garden is laid to lawn. A shared pathway extends along the side of the property with a personal gate that provides access to:



REAR GARDEN

There is a paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. An additional paved patio is located to the rear boundary and the garden is enclosed behind close board fencing and enjoys a wooden backdrop. Within the garden there is a garden shed and outside water tap.

GARAGE

Located in near by block with up and over door. Off road parking bays which are on a first come first serve basis and on road parking.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down Old Milton Road until reaching the T junction with A337 Lymington Road turning right then third right into Moore Close.

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

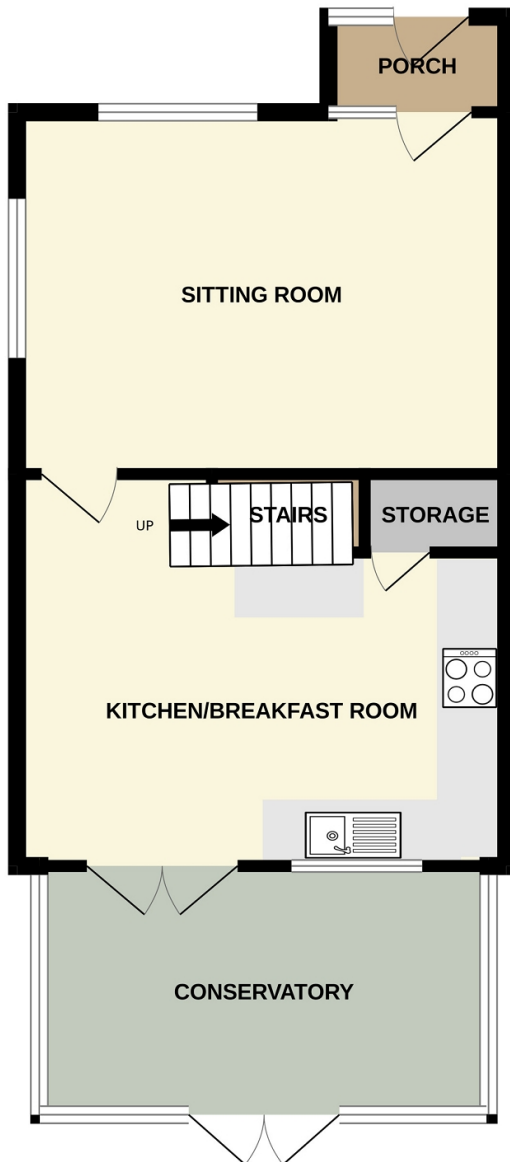
The resale tenure for this property is Freehold

COUNCIL TAX

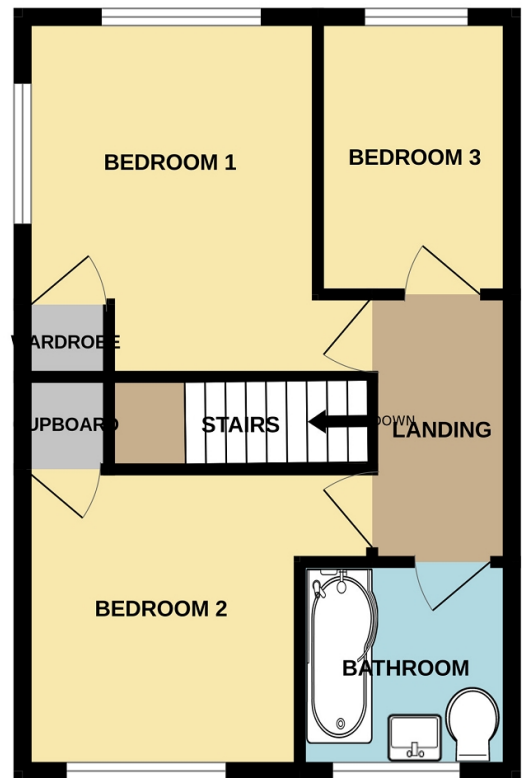
The council tax for this property is band C



GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 923 sq.ft. (85.8 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.