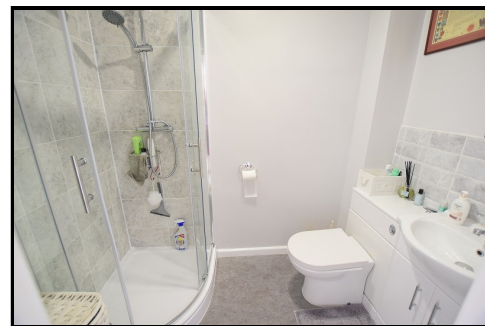
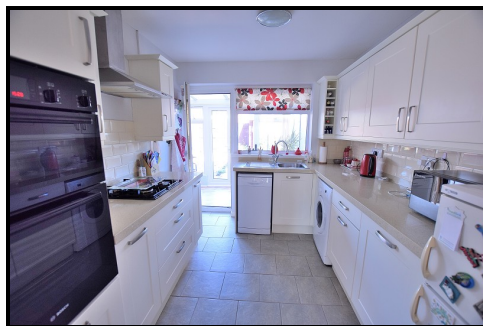




4 Oak Road, New Milton, Hampshire, BH25 5BE.

Guide Price £299,950



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





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A beautifully presented two bedroom mid terrace bungalow situated within easy reach of New Milton Town centre also local shops. UPVC double glazed Conservatory overlooking a South/East garden.



ENTRANCE PORCH (4' 0" X 2' 11") OR (1.23M X 0.90M)

Accessed via attractive Herringbone path to front door, double glazed with matching side screens to matching style coconut matting, access to safety trip consumer unit, ceiling light and double glazed door provides access to:

SITTING ROOM (16' 4" X 11' 1") OR (4.98M X 3.39M)

Coved and smooth finished ceiling, ceiling light point, two wall uplighters, attractive UPVC double glazed bay window overlooking front garden aspect and street scene beyond. Modern style double panelled radiator with independent thermostat. Telephone point, broadband point, power points, TV connection point, attractive fireplace surround with inset living flame electric fire with convector heater. Glazed door provides access to inner hall and matching glazed door provides access to:

KITCHEN (9' 11" X 8' 6") OR (3.02M X 2.60M)

Modern fitted kitchen comprising wall and base units with recently replaced working surfaces incorporating Blanco single drainer sink unit with swan necked mixer tap. Fitted Bosch four ring gas hob with filter hood above. Eye level fan assisted Bosch double oven with incorporated grill in top oven and storage cupboards above and beneath. Under unit lighting. Attractive upstands with tiled splash backs above. Numerous switches and sockets. Cutlery drawer with two pan drawers beneath, space and plumbing for automatic washing machine, space for slimline dishwasher, wine rack, space for upright fridge/freezer, attractive tiled flooring, heat detector, ceiling light, modern panelled radiator, UPVC double glazed window with view towards garden and opaque double glazed door provides access to:

CONSERVATORY (16' 0" X 6' 0") OR (4.87M X 1.82M)

Sitting on a brick lower plinth with double glazed windows to three sides with window openers and double opening French doors providing access to patio and rear garden. Fitted vertical blinds to rear all under a pitched Polycarbonate roof, wall light point, radiator, Vinyl cushion flooring, power points, outside water tap.

INNER HALL (7' 1" X 2' 9") OR (2.16M X 0.83M)

Smoke detector, ceiling light point, access to loft with pull down loft ladder. Loft benefits from being boarded in the central part with ceiling light. Easy access to the Worcester gas fired central heating boiler with the remainder of the loft being insulated and could provide extra storage if required.

BEDROOM 1 (10' 11" X 10' 4") OR (3.33M X 3.15M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window benefiting from view of rear garden, single panelled radiator beneath with independent thermostat, range of fitted wardrobes flanking one wall with mixture of hanging and shelving within.

BEDROOM 2 (8' 2" X 6' 11") OR (2.49M X 2.11M)

Coved and smooth finished ceiling, UPVC double glazed window facing front. Radiator beneath with independent thermostat. Power points.

SHOWER ROOM (7' 0" X 4' 8") OR (2.14M X 1.41M)

Updated modern shower room benefiting from a white suite comprising low level WC with concealed cistern with push button flush. Wash hand basin with monobloc mixer tap with vanity unit beneath with attractive tiling above. Wall mounted mirror, shaver socket to one side. Corner shower cubicle with two glazed doors with matching side screens. Tiling to full height in shower cubicle with shower mixer bar with adjustable shower attachment and overhead rainwater shower head. Chrome affect towel rail which is connected via an electric element and switch from the hallway. Vinyl cushion flooring, ceiling extractor.

OUTSIDE

The front garden is laid to pea shingle for ease of maintenance with low level box hedging between neighbouring properties. Attractive flower and shrub border adjacent to bedroom window. Herringbone path leads to front door with step up to door.

REAR GARDEN

An attractive South/Easterly garden enclosed by 6ft high panelled fencing with gate providing rear access to cul-de-sac beyond where the garage is located. The garden is designed for ease of maintenance with patio area adjoining. Footpath to shed. Stepping stones to gate. Laid to mainly pea shingle with potted plants for ease of maintenance.

GARAGE IN BLOCK (17' 5" X 8' 5") OR (5.31M X 2.57M)

Garage in nearby block as seen in photo, of brick construction under a flat felted roof.

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 continue until reaching Oak Road on the left.

WEBSITE

Visit our website www.rossnicholas.co.uk

PLEASE NOTE

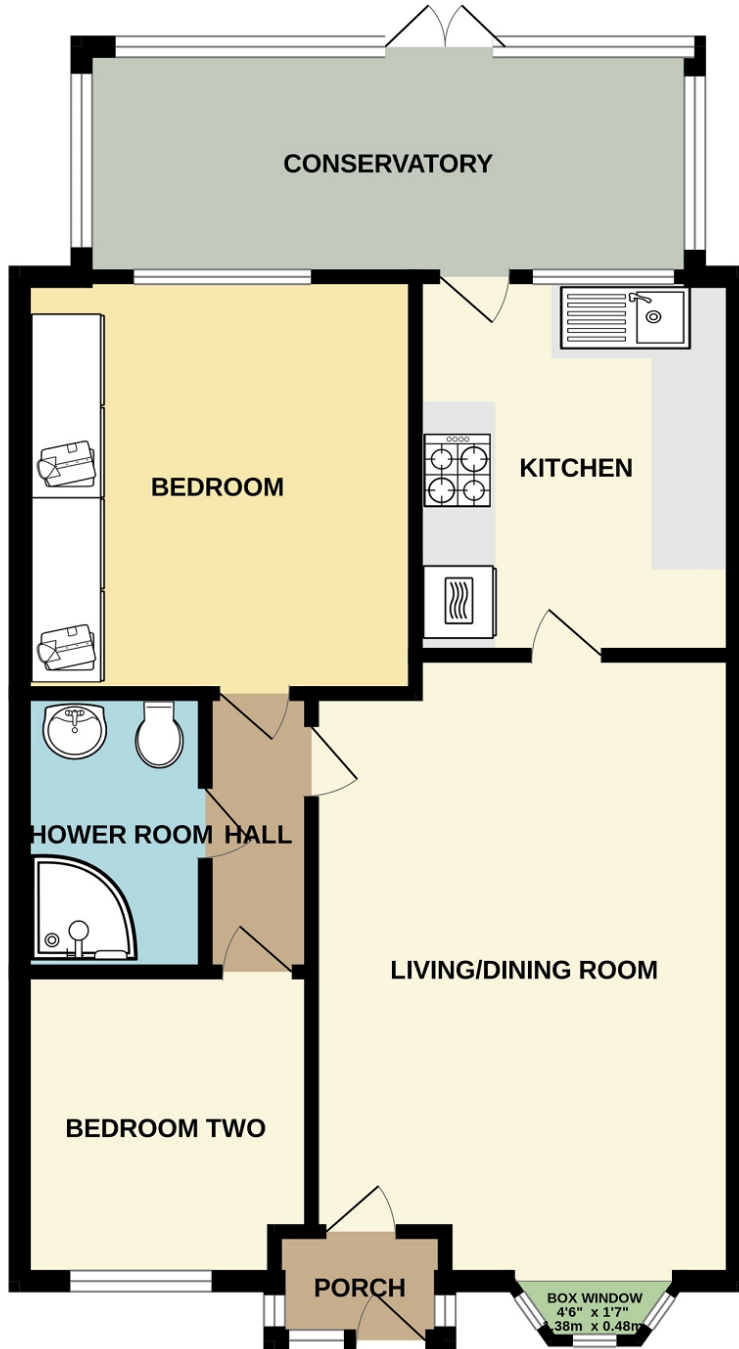
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property is TBC.



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 613 sq.ft. (57.0 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.