



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

£1,395 Monthly



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





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A detached unfurnished three bedroom bungalow with garage to let situated in a convenient location within easy reach of New Milton and close to a local convenience store. Generous sized rear garden. Available now. Six month let with option to continue afterwards.



ENTRANCE PORCH

Outside light and UPVC double glazed door provides access to:

ENTRANCE HALL (17' 3" X 3' 10") OR (5.25M X 1.16M)

Ceiling light points, smoke detector, fully tiled floor, double panelled radiator, telephone point, power points, wall mounted Honeywell central heating thermostat, double opening doors provide access to coats storage cupboard and door provides access to:

SITTING ROOM (12' 7" X 14' 10") OR (3.83M X 4.51M)

Coving to ceiling, Purbeck stone fireplace with polished stone hearth and mantel. Attractive UPVC double glazed bay window facing front aspect with modern double panelled radiator beneath with independent thermostat. TV aerial point, single panelled radiator, power pints.

KITCHEN (10' 10" X 10' 0") OR (3.29M X 3.04M)

Ceiling strip light, UPVC double glazed window facing side aspect. Additional double glazed window facing rear garden aspect with adjoining opaque double glazed door. Comprehensive range of eye level and floor mounted kitchen units with laminated roll top work surfaces. Stainless steel sink with single drainer and monobloc mixer tap. Space and plumbing for washing machine, space for upright fridge/freezer, floor standing cooker, space for breakfast table, tiling from hallway continues through to main kitchen, tiled splash backs, power points, door provides access to boiler cupboard with wall mounted Vaillant combination gas fired central heating boiler, gas meter below, ideal general storage cupboard.

BEDROOM 1 (12' 1" X 11' 2") OR (3.68M X 3.41M)

Ceiling light point, UPVC double glazed window facing front aspect with modern radiator beneath with independent thermostat, power points, range of fitted wardrobes with mixture of shelving and hanging within.

BEDROOM 2 (10' 0" X 9' 11") OR (3.06M X 3.02M)

Ceiling light point, UPVC double glazed window facing rear aspect, radiator beneath with independent thermostat.

BEDROOM 3 (11' 05" X 8' 07") OR (3.48M X 2.62M)

BATHROOM (5' 0" X 5' 9") OR (1.53M X 1.75M)

Ceiling light, ceiling extractor, tiling from floor to ceiling height, opaque UPVC double glazed window facing rear aspect, wall mounted mirror. White suite comprising panelled enclosed bath with hot and cold tap with separate Mira Go Electric Shower unit with adjustable shower attachment above. Glazed shower screen to one side, pedestal wash hand basin with hot and cold tap, tiled flooring, chrome effect towel rail/radiator.

SEPARATE WC

Ceiling light point, opaque UPVC double glazed window facing rear aspect. Low level WC with push button flush.

OUTSIDE

Tarmac drive provides off road parking for two vehicles and then continues to one side of the property in turn leading to the detached single garage. Front garden is laid to lawn with low level dwarf walling and panelled fencing to two sides, outside water tap and gate provides access to rear garden.

GARAGE

Of modern blockwork construction under a pitched felted roof benefiting from light and power with UPVC double glazed providing access to rear garden.

REAR GARDEN

The garden is laid to lawn and enclosed by panelled fencing and is well screened from neighbouring properties. Patio with brick built BBQ. Outside power point and outside floodlight.

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 proceed in a Southerly direction turning second right into Gore Road, proceed until reaching Stem Lane and proceed over railway bridge and continue until reaching Beechwood Avenue on the right then take the second turning right into Rosewood Gardens.

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.

DEPOSIT INFORMATION

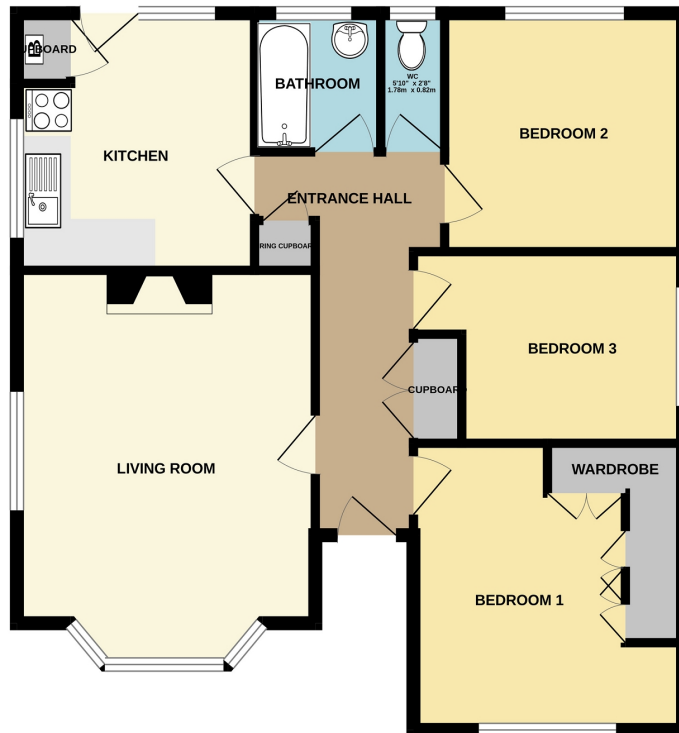
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

The EPC rating for this property is E48



GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA: 761 sq.ft. (70.7 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.

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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.