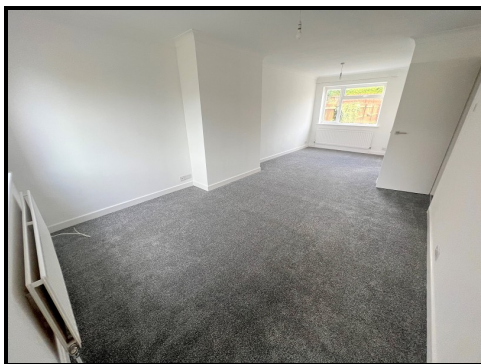




**50 Willowdene Close, New Milton, Hampshire. BH25 5BX**

**£1,350 Monthly**



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

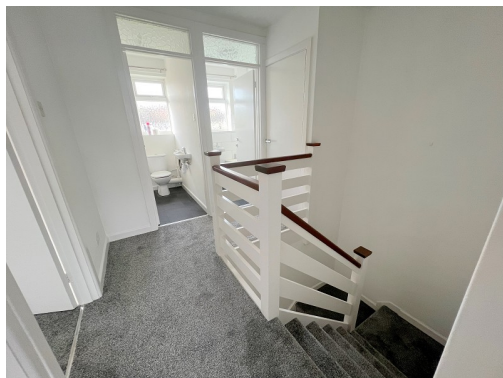




## **50 Willowdene Close, New Milton, Hampshire. BH25 5BX**

### **£1,350 Monthly**

A very well presented 3/4 bedroom unfurnished terrace house to let located in a popular residential area offering numerous features including Entrance Porch, Lounge/Dining Room, Kitchen, Bedroom 4/Family Room, Bathroom, Separate WC, UPVC double glazing, gas fired central heating, gardens, large driveway providing parking for 3-4 cars.



## ENTRANCE PORCH

Accessed via UPVC double glazed front doors with matching side screens. Smooth finished ceiling, tiled flooring, glazed door providing access to Lounge/Dining Room.

## LOUNGE/DINER (24' 2" X 11' 2") OR (7.36M X 3.40M)

Aspect to the front and rear elevations through UPVC double glazed windows, smooth finished ceilings, two ceiling light points, two panelled radiators, power points, TV aerial points, door providing access to staircase to first floor landing.

## KITCHEN (10' 8" X 9' 8") OR (3.26M X 2.95M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, single bowl, single drainer stainless steel sink unit set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for washing machine, dishwasher and full height fridge/freezer. Part tiled wall surrounds, eye level storage cupboards, cupboard with shelving and UPVC double glazed door provides access to rear garden. Panelled radiator and fitted gas Belling cooker.

## BEDROOM 4 (16' 7" X 8' 3") OR (5.06M X 2.51M)

Bedroom 4/Family Room with aspect to the front elevation through UPVC double glazed window. Ceiling light point, panelled radiator, power points.

## FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light, hatch to loft area, airing cupboard housing pre-lagged hot water cylinder, fitted immersion and Worcester gas fired boiler with slatted shelving surrounding.

## BEDROOM 1 (17' 7" X 12' 0") OR (5.37M X 3.65M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, single panelled radiator, power points.

## BEDROOM 2 (11' 9" X 9' 11") OR (3.59M X 3.03M)

Aspect to the front elevation through UPVC double glazed window. Single panelled radiator, power points, ceiling light.

## BEDROOM 3 (9' 8" X 9' 1") OR (2.95M X 2.77M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

## BATHROOM

Obscure UPVC double glazed window to rear, smooth finished ceiling, ceiling light, extractor fan, panelled bath unit with monobloc mixer tap and wall mounted Mira Shower unit. Glazed shower screen, pedestal wash hand basin, heated towel rail, wall mounted mirror fronted medicine cabinet, part tiled wall surrounds.

## WC

Separate WC with obscure UPVC double glazed window to rear. Extractor fan, ceiling light, low level WC, wall hung wash hand basin.

## OUTSIDE

The front elevation has a long driveway providing off road parking for approximately four cars and the remainder of the garden is laid to lawn with shrub and flower beds. A paved pathway provides access to the front door.

## REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being laid to lawn and is enclosed behind both close board and panelled fencing. There is a selection of shrub and flower beds. Located to the rear boundary is a timber shed.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights and continue until reaching High Ridge Crescent on the right, turn into High Ridge Crescent then Willowdene Close is the first 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.

## DEPOSIT - DPS

Please Note 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](http://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.

## COUNCIL TAX

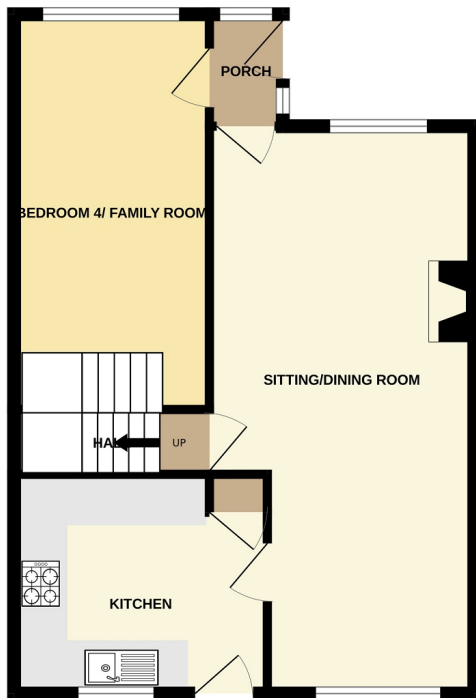
The council tax for this property is band C



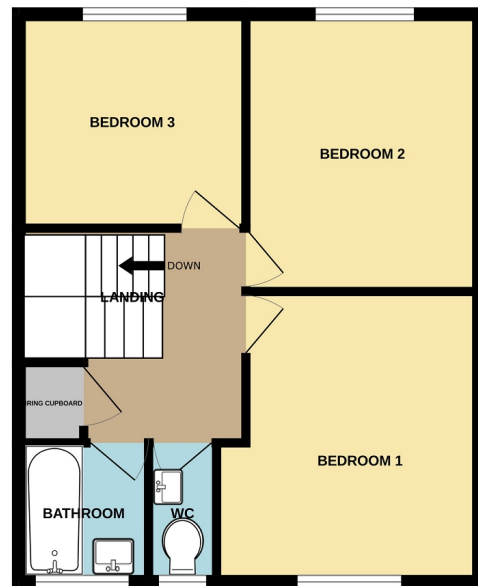
# EPC RATING

The EPC rating for this property is D66

GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 992 sq.ft. (92.1 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.