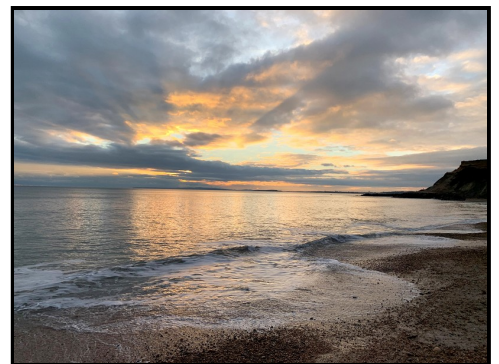




18 Stag Close, New Milton, Hampshire. BH25 5GD

£925 Monthly



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





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£925 Monthly

A two bedroom end of terrace unfurnished terrace house to rent located in a popular residential area. Features of the property include allocated parking, entrance hall, kitchen, lounge/dining room, two bedrooms, bathroom, UPVC double glazing, gas fired central heating.



RECESSED ENTRANCE PORCH

Front door leading to :

ENTRANCE HALL

Staircase to first floor landing, ceiling light, smoke detector, thermostatic control for central heating, modern electric consumer unit.

KITCHEN (9' 11" X 5' 9") OR (3.01M X 1.75M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with recess for washing machine, fitted electric double oven with hob (please note if the cooker goes wrong the owner will not replace) recess for full height fridge/freezer, eye level storage cupboards, part tiled wall surrounds, panelled radiator.

LOUNGE/DINER (16' 3" X 11' 10") OR (4.96M X 3.60M)

Aspect to the rear elevation through UPVC double glazed windows with central door leading to patio and garden beyond. Two ceiling light points, panelled radiators, power points, TV aerial point, cupboard for storage.

FIRST FLOOR LANDING

Hatch to loft area, smoke detector, ceiling light.

BEDROOM 1 (10' 3" X 11' 10") OR (3.12M X 3.60M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, fitted wardrobe extending along one wall with mirror fronted sliding doors, hanging rails and shelf.

BEDROOM 2 (9' 3" X 11' 10") OR (2.82M X 3.60M)

Aspect to the front elevation through UPVC double glazed windows, panelled radiator, power points, fitted double wardrobe with mirror fronted sliding doors. Airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater.

BATHROOM (6' 1" X 5' 10") OR (1.85M X 1.77M)

Obscure UPVC double glazed window to side, part tiled wall surrounds, panelled bath unit with wall mounted Triton Shower with glazed shower screen, low level WC, pedestal wash hand basin, mirror fronted medicine cabinet and shaver point.

OUTSIDE

Benefits from an allocated parking bay with additional parking for visitors located nearby. The front elevation is mostly laid to lawn, a central paved pathway leading to the front door.

REAR GARDEN

Designed for easy maintenance having a patio area adjoining the rear of the property with the remainder of the garden being shingled and the garden is enclosed behind close board fencing. Located to the rear boundary is a timber garden shed and a gate provides access onto a communal pathway which in turn leads to the front elevation.

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 take the second turning right into Gore Road and proceed until reaching Stem Lane on the right. Proceed up Stem Lane until reaching Doe Copse Way on the right then first left into Stag 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.

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.

TENURE

The resale tenure for this property is

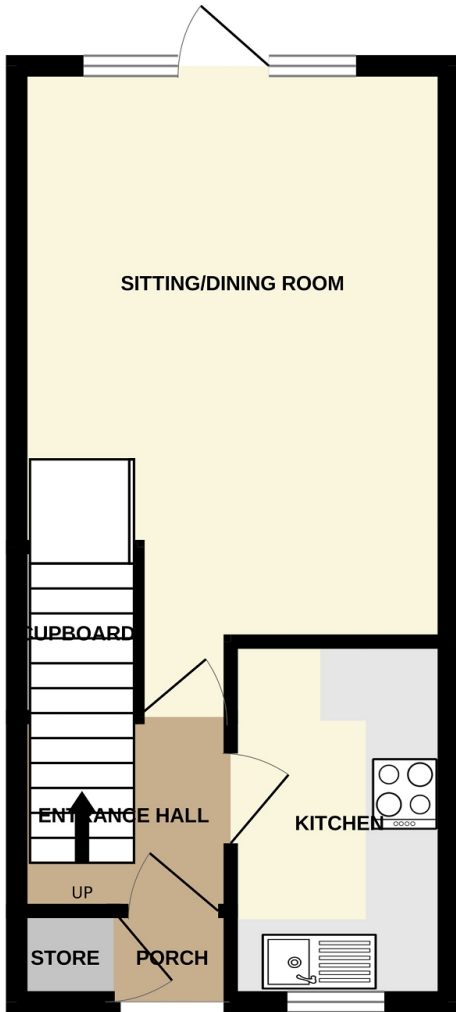
COUNCIL TAX

The council tax for this property is band C

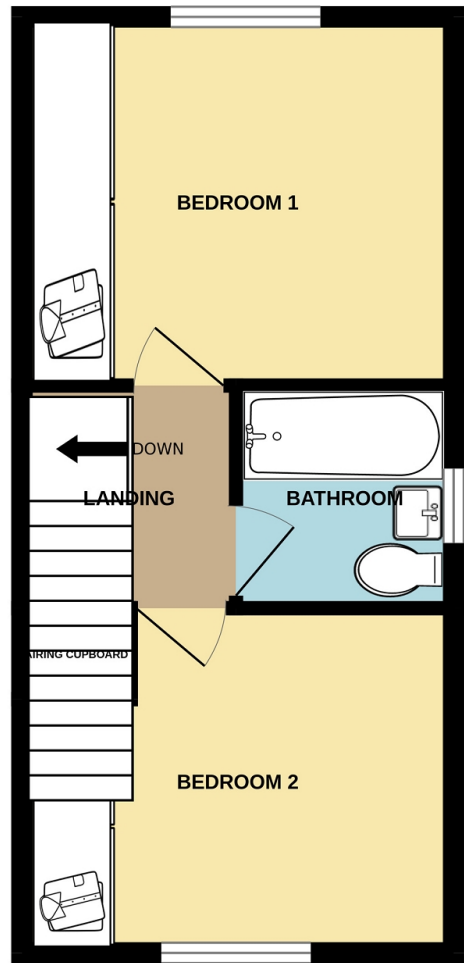
EPC RATING

The EPC rating for this property is C69

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 608 sq.ft. (56.5 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.