



**7 Hart Close, New Milton, Hampshire. BH25 5GL**

**£1,395 Monthly**



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







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A redecorated and re-carpeted spacious three double bedroom semi-detached house located in a highly sought after location and offering numerous features including dining room, kitchen and sitting room, gardens, off road parking and garage. Available in February 2024.





## ENTRANCE HALL

Accessed via front door, ceiling light, panelled radiator.

## CLOAKROOM

Ceiling light, porthole window to front elevation. Low level WC, pedestal wash hand basin with tiled splash back, panelled radiator, consumer unit.

## DINING AREA (12' 1" X 10' 3") OR (3.69M X 3.12M)

Aspect to the front elevation. Ceiling light, double panelled radiator, power points, staircase to first floor landing, thermostatic control for central heating.

## SITTING ROOM (12' 8" X 11' 10") OR (3.86M X 3.61M)

Aspect to the rear elevation through double glazed sliding patio doors providing access onto rear patio and garden beyond. Ceiling light, TV aerial point, power points, double panelled radiator.

## KITCHEN (11' 10" X 6' 2") OR (3.61M X 1.88M)

Aspect to the rear elevation. Ceiling light, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer and washing machine. Fitted electric oven with hob over and extractor fan. Cupboard housing gas fired boiler, Potterton programmer and time clock. Part tiled wall surrounds, eye level storage cupboard, panelled radiator.

## FIRST FLOOR LANDING

Ceiling light, hatch to loft area. Airing cupboard housing pre-lagged hot water cylinder, fitted immersion heater and slatted shelving.

## BEDROOM 1 (14' 4" X 9' 8") OR (4.36M X 2.95M)

Aspect to the rear elevation, ceiling light, panelled radiator, power points.

## BEDROOM 2 (12' 3" X 8' 10") OR (3.73M X 2.70M)

Aspect to the rear elevation. Ceiling light, panelled radiator, power points.

## BEDROOM 3 (9' 8" X 8' 6") OR (2.94M X 2.60M)

Aspect to the front elevation. Ceiling light, panelled radiator, power points.

## BATHROOM

Obscure window to front elevation. Ceiling light, extractor fan, low level WC, panelled bath unit with monobloc mixer tap and shower attachment above and shower screen. Pedestal wash hand basin with tiled splash back. Panelled radiator.

## OUTSIDE

Mainly laid to lawn with paved pathway providing access to the front door. The garden is enclosed behind low hedging and a driveway provides off road parking for one car and access to:

## GARAGE

The garage benefits from power and light. Paved pathway extends along the side elevation via a personal gate which leads into the rear garden.

## REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being mostly laid to lawn and enclosed behind both walling, close board and panelled fencing. Shrub and flower beds. Summerhouse/shed ideal for garden storage.

## 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 down the road taking the second turning right into Gore Road. Proceed along Gore Road until reaching Stem Lane on the right. Proceed up Stem Lane and turn right on reaching Velvet Lawn Road then Hart Close is approximately second turning right.

## WEBSITE

[www.rossnicholas.co.uk](http://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.

## DEPOSIT - DPS

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.



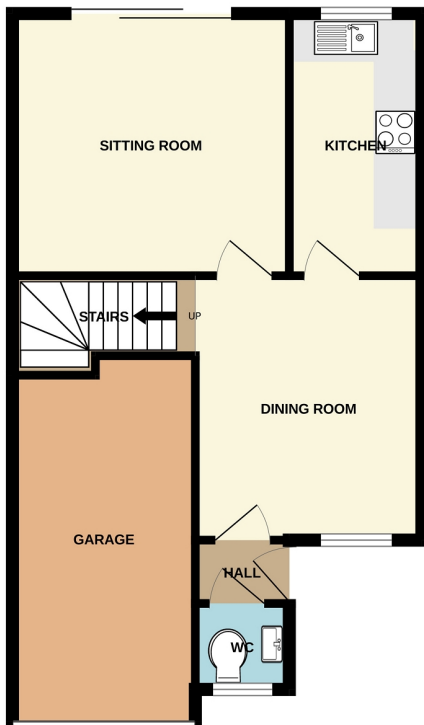
## COUNCIL TAX

The council tax for this property is band C.

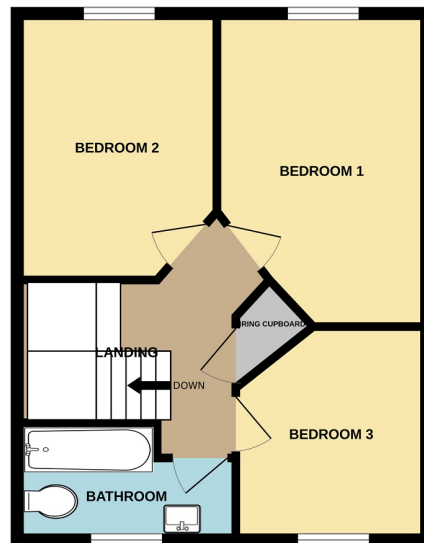
## EPC RATING

The EPC rating for this property is C69.

GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 994sq.ft. (92.3 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.