



**109 Station Road, New Milton, Hampshire. BH25 6JP**

**£475,000**



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







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A beautifully presented and deceptively spacious four bedroom end of terrace house located within New Milton Town Centre with two reception rooms, kitchen/ breakfast room, ensuite shower room, main bathroom, two allocated parking spaces and easy to manage garden. Sole Agents.





## HALLWAY

Accessed via UPVC double glazed front door with UPVC double glazed window to front elevation. Coved and smooth finished ceiling, ceiling light, smoke detector, stairs providing access to first floor, double panelled radiator, wall mounted thermostat and control for central heating, under stairs storage cupboard with light. Amtico light Oak flooring, cupboard housing modern consumer unit.

## CLOAKROOM

Ground floor WC, UPVC double glazed window onto rear elevation, coved and smooth finished ceiling, ceiling light point, low level WC, pedestal wash hand basin with monobloc mixer tap and tiled splash back, panelled radiator, tiled flooring.

## SITTING ROOM (17' 5" X 17' 0") OR (5.30M X 5.18M)

Aspect to the side elevation through UPVC double glazed window with aspect and views to the rear through UPVC double glazed French doors with matching side windows. Coved and smooth finished ceiling, ceiling light, two wall light points, power points, TV aerial point, feature flame effect electric fire set into a stone surround, hearth and mantel. Light Oak Amtico flooring. Two panelled radiators.

## SNUG/STUDY (7' 8" X 8' 3") OR (2.34M X 2.51M)

Aspect to both front and rear elevations through UPVC double glazed windows, coved and smooth finished ceiling, ceiling light, panelled radiator, Amtico light Oak flooring.

## KITCHEN BREAKFAST ROOM (13' 6" X 10' 6") OR (4.11M X 3.20M)

Aspect to the front elevation through UPVC double glazed windows. Coved and smooth finished ceiling, recessed lighting, double panelled radiator, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a roll top work surface continuing along two walls with base cupboards and drawers beneath. Recess for washing machine, integrated dishwasher, four ring gas hob with splash back and canopy extractor over. Double electric oven and recess for full height fridge/freezer. Eye level storage cupboards incorporating Bosch Microwave. Cupboard housing gas fired boiler, tiled flooring, double opening doors through to Sitting Room.

## LANDING

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, power points, panelled radiator, smoke detector, airing cupboard housing Megaflo hot water cylinder with slatted shelving over and light.

## BEDROOM 1 (10' 7" X 14' 3") OR (3.22M X 4.34M)

Aspect to the rear elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light, panelled radiator, power points, TV aerial point, fitted large double wardrobe unit with hanging rails and shelving, hatch to loft area with pull down ladder.

## EN SUITE

Tiled wall surrounds with corner shower cubicle, sliding glazed shower screen, thermostatically controlled shower unit, low level WC, wash hand basin with monobloc mixer tap and storage cupboards beneath, wall mounted mirror, light and shaver point, fitted towel rail, tiled flooring, coved and smooth finished ceiling, recessed lighting, extractor fan.

## BEDROOM 2 (9' 0" X 10' 11") OR (2.74M X 3.34M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator, coved and smooth finished ceiling, ceiling light, power points.

## BEDROOM 3 (9' 11" X 9' 3") OR (3.02M X 2.81M)

Aspect to the front elevation through UPVC double glazed windows. Coved and smooth finished ceiling, ceiling light, panelled radiator, power points, TV aerial connection.

## BEDROOM 4 (10' 10" X 6' 0") OR (3.30M X 1.84M)

Currently used as a Study. Aspect to the rear elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light, panelled radiator, power points.

## BATHROOM (7' 4" X 5' 9") OR (2.23M X 1.75M)

Obscure UPVC double glazed window facing rear elevation. Coved and smooth finished ceiling, recessed lighting, extractor fan, tiled wall surrounds. Panelled bath unit with monobloc hot and cold mixer tap and shower attachment, low level WC. Wash hand basin with monobloc mixer tap and storage cupboards beneath. Wall mounted mirror, light and shaver point over, heated towel rail, tiled flooring.

## OUTSIDE

The front elevation is designed for easy maintenance with brick paved pathway providing access to the front door. There are two shingled areas with selection of shrub and flower beds surrounding and the garden is enclosed behind hedging. A personal gate provides access along the side elevation where there is a timber garden shed with the remaining area being mostly paved and a brick paved pathway with shrub and flower beds leading to:

## REAR GARDEN

Adjoining the rear of the property there is a paved patio area with shaped shrub and flower beds with central pathway providing additional seating. the garden is enclosed behind both close board and hedging to provide seclusion, outside light, water tap and personal gate providing access to two allocated parking bays located in the communal gardens. The vendor informs us that they pay a maintenance fee of approximately £580.00 per annum which includes lighting and water.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road. Proceed past the shops and the property will be found on the left.



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.

COUNCIL TAX

The council tax for this property is band D

EPC RATING

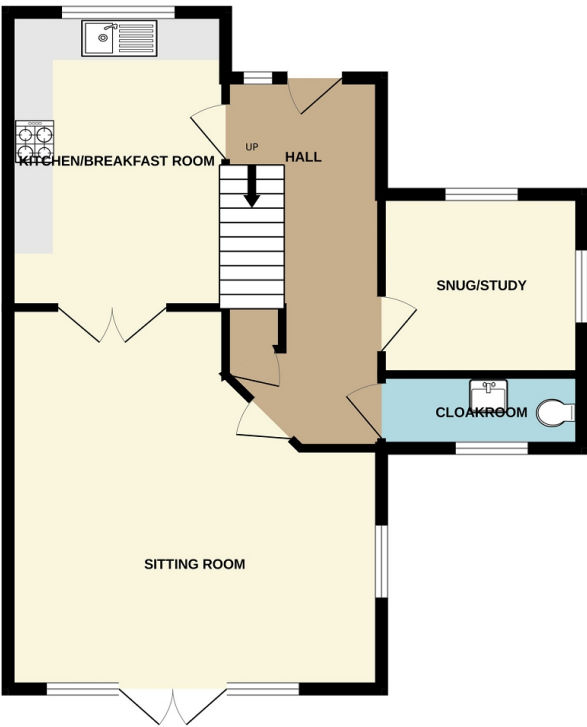
The EPC rating for this property is C73

TENURE

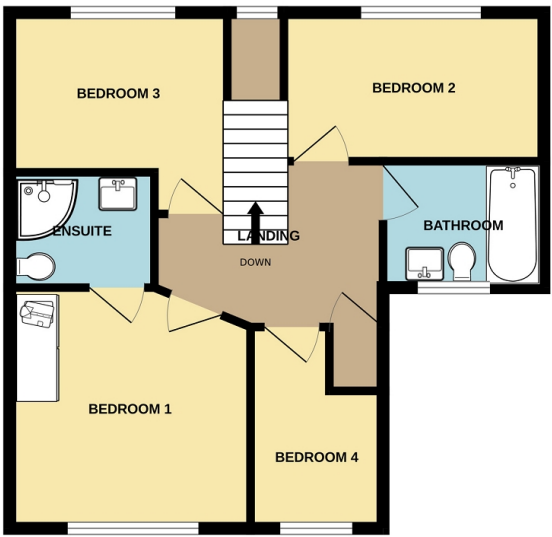
The resale tenure for this property is Freehold



GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS  
TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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