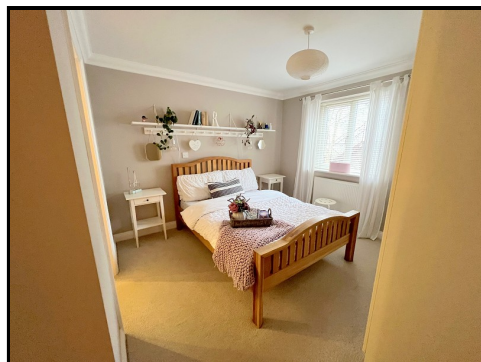




**4 Magnolia Court Ashley Road, New Milton, Hampshire. BH25 6FG**

**£379,950**



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







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A beautifully presented four bedroom town house set over three floors and offering numerous features including kitchen, downstairs cloakroom, lounge/dining room, main bedroom with en-suite shower room, main bathroom, UPVC double glazing, oak doors, gas fired central heating, allocated parking, additional residents parking, fitted wardrobes, Sole Agents.





## ENTRANCE

UPVC double glazed front door with UPVC double glazed window to front elevation, smooth finished ceiling, ceiling light, staircase to first floor landing, panelled radiator, large under stairs storage cupboard, electric consumer unit.

## CLOAKROOM

Downstairs cloakroom with UPVC double glazed window to front elevation, smooth finished ceiling, ceiling light, extractor fan, part tiled wall surrounds, low level WC, corner wall hung wash hand basin with monobloc mixer tap, tiled flooring, heated towel rail, sliding Oak door.

## LOUNGE/DINING AREA (12' 8" X 18' 1") OR (3.85M X 5.50M)

Aspect to rear elevation through floor to ceiling UPVC double glazed window in addition to UPVC double glazed sliding doors providing access and views onto rear garden. Smooth finished ceiling, two ceiling light points, panelled radiator, power points, USB connections, TV aerial point.



## KITCHEN (12' 9" X 7' 3") OR (3.89M X 2.20M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath, integrated washing machine and dishwasher. Bosch stainless steel double oven with storage above and beneath, integrated fridge and freezer unit. Eye level storage cupboards, part tiled wall surrounds, under counter lighting, stainless steel extractor over, tiled flooring, panelled radiator.

## FIRST FLOOR LANDING

Aspect to the front elevation through UPVC double glazed window, staircase to second floor, smooth finished ceiling, ceiling light, smoke detector, power points and panelled radiator.

## BEDROOM 1 (10' 9" X 10' 4") OR (3.28M X 3.14M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, panelled radiator, power points, range of fitted wardrobes comprising two double units with hanging rails and shelving, additional double wardrobe with hanging and shelf.



## EN SUITE SHOWER ROOM

Fully tiled wall surrounds with smooth finished ceiling, recessed lighting, extractor fan, corner shower cubicle with thermostatically controlled shower unit, rain effect shower head with hand held shower attachment, tiled flooring, wash hand basin with monobloc mixer tap, storage cupboards beneath and mirror with light over. Low level WC with concealed cistern, shaver point and tiled flooring. Heated towel rail.

## BEDROOM 2 (10' 9" X 9' 3") OR (3.28M X 2.83M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, panelled radiator, recessed wardrobe with hanging rails and shelf.



## BATHROOM (6' 1" X 7' 9") OR (1.85M X 2.36M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed lighting, fully tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment. Wash hand basin with monobloc mixer tap, mirror with light and shaver point, storage cupboards beneath, low level WC with concealed cistern, tiled flooring, heated towel rail.

## 2ND FLOOR LANDING

Ceiling light, smoke detector, large airing cupboard with Glow Worm gas fired boiler, slatted shelving and light.

## BEDROOM 3 (13' 3" X 10' 5") OR (4.04M X 3.18M)

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

## BEDROOM FOUR / STUDY (13' 3" X 11' 7") OR (4.04M X 3.54M)

Floor to ceiling UPVC double glazed window, shutters, vaulted ceiling, recessed lighting, power points, radiator.

## FRONT GARDEN

There is a paved pathway providing access to the front door with two areas of lawn.



## REAR GARDEN

the rear garden is designed for easy maintenance and has a decked area and is enclosed behind both panelled fencing and low brick walling, this creates nice feature raised beds to the rear boundary and outside light.

## COMMUNAL GROUNDS

One allocated parking space in addition to extra residents parking. Further visitor parking spaces available. Outside lighting, communal water tap, bike store and bin shed. Service charge to cover communal services including grounds maintenance and mowing lawns £35 per month.



## 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 cross over at the centre traffic lights into Ashley Road and turn right into Ashley Mews that is located just before Caird Avenue. Magnolia Court will be found just a little further along.

## PLEASE NOTE

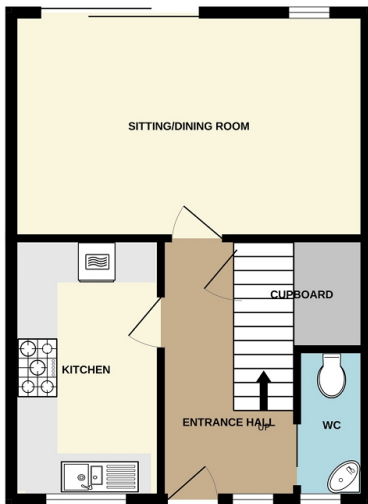
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## COUNCIL TAX

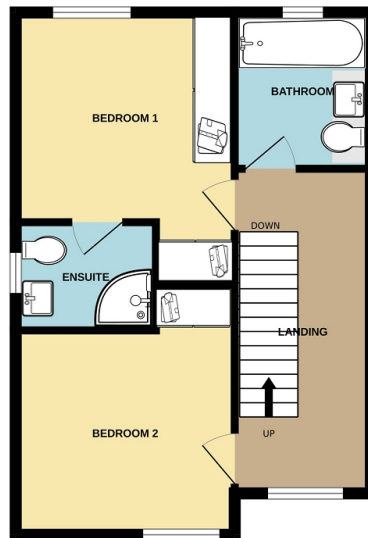
The council tax for this property is band C



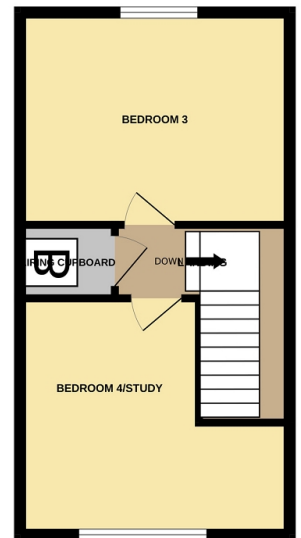
GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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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.