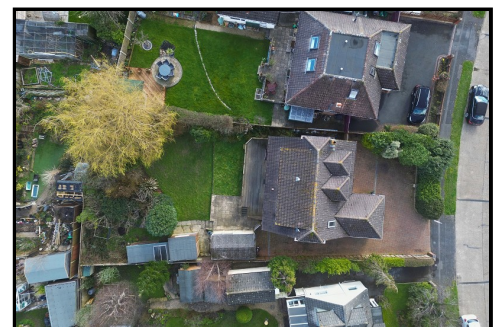




118 Osborne Road, New Milton, Hampshire. BH25 6AA

Guide Price £499,950



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





118 Osborne Road, New Milton, Hampshire. BH25 6AA

Guide Price £499,950

A Spacious four bedroom detached chalet residence located within a popular residential area. The property is conveniently positioned for New Milton town centre, travel and schooling. Sitting room, Dining room, Family/TV room, Kitchen/Breakfast Room. Ground floor & First Floor shower rooms, gardens and garage.



ENTRANCE HALL (16' 8" X 12' 8") OR (5.09M X 3.86M)

Accessed via UPVC double glazed door with matching side screen. Coved and textured ceiling, two ceiling light points, mains voltage smoke detector, half turn staircase to first floor landing, double panelled radiator with independent thermostat, under stair recess, double opening doors provide access to shelved storage cupboard, door provides access to airing cupboard with Megaflow hot water cylinder with fitted immersion heater with slatted shelving and light. Low level cupboard provides access to electric meter and safety trip fuse box, door provides access to:

SITTING ROOM (16' 10" X 10' 10") OR (5.12M X 3.31M)

Textured ceiling, ceiling light point, UPVC double glazed bay window facing front aspect with radiator beneath with independent thermostat, two sets of opaque double glazed windows facing side aspect. Adam style fireplace, further double panelled radiator, four wall light points and double opening bi-fold doors provide access to:



DINING ROOM (10' 10" X 10' 4") OR (3.31M X 3.15M)

Coved and textured ceiling, ceiling light point, two wall light points, opaque double glazed window facing side aspect, double opening doors provide access to raised wood decked patio area with matching double glazed windows to either side with window openers. Double panelled radiator with independent thermostat.

FAMILY ROOM (9' 5" X 10' 4") OR (2.88M X 3.15M)

Coved and textured ceiling, ceiling light point, double opening French doors provide access to wood decked patio with double glazed windows to either side providing a fantastic view of the garden and elevated view of the surrounding neighbourhood. Radiator with independent thermostat, power points.



CLOAKROOM (5' 11" X 3' 10") OR (1.81M X 1.17M)

Coved and textured ceiling, ceiling light point, ceiling extractor. White suite comprising low level WC with flush handle, pedestal wash hand basin with hot and cold tap, tiling to half height, fully tiled floor.

KITCHEN/BREAKFAST ROOM (22' 2" X 10' 0") OR (6.76M X 3.06M)

Coved and textured ceiling, two ceiling light points, one in kitchen and one in dining area. Dual aspect room with double glazed windows facing side and rear aspects. Range of Pine effect fronted kitchen units with laminated roll top work surfaces. Space for appliances, Stainless steel sink with single drainer with swan necked mixer tap. Wall mounted Baxi gas boiler, filter hood above gas cooker, radiator in kitchen area, laminate wood style flooring, Pine dining table with eight chairs, additional radiator in dining area. Double glazed door provides access to side driveway. Manrose extractor, power points. Tiled splash backs to kitchen units.



BEDROOM 1 (12' 2" X 10' 10") OR (3.72M X 3.31M)

Textured ceiling, ceiling light point, UPVC double glazed window facing front aspect, radiator with independent thermostat, numerous power points and door provides access to:

EN SUITE SHOWER ROOM

Coved and textured ceiling, four LED downlights, ceiling extractor, tiling to full height, wash hand basin with vanity unit beneath with monobloc mixer tap, low level WC with concealed cistern with push button flush, mirror fronted medicine cabinet, shaver socket, generous storage area. Wall mounted shower mixer with adjustable shower attachment. Heated chrome effect towel rail. Opaque double glazed window facing side aspect.

FIRST FLOOR LANDING (14' 3" X 6' 2") OR (4.34M X 1.88M)

Galleried style landing with UPVC double glazed windows to front aspect, ceiling downlight, mains voltage smoke detector, access to loft via hatch, ceiling light point, power points, door provides access to:



BEDROOM 2 (18' 8" X 13' 11") OR (5.69M X 4.25M)

Spacious room with sloping ceilings to two sides with dormer window to rear and Velux window to front. Eaves storage cupboard with additional eaves storage cupboard which will be sealed and not to be used during this tenancy. Numerous ceiling downlights, numerous wall light points, two free standing wardrobes.

BEDROOM 3 (11' 5" X 9' 7") OR (3.48M X 2.91M)

Telephone point, power points, free standing storage cupboard.

BEDROOM 4 (11' 5" X 11' 1") OR (3.48M X 3.39M)

Ceiling light point, smooth finished ceiling, wall light point, UPVC dormer window facing front aspect, radiator beneath with independent thermostat, power points, USB charging point, free standing wardrobe.

SHOWER ROOM (6' 1" X 6' 2") OR (1.86M X 1.89M)

Smooth finished ceiling, ceiling light point, ceiling extractor. UPVC double glazed window facing rear aspect. Fully tiled walls, shower cubicle, thermostatic shower mixer with adjustable shower attachment. Low level WC, pedestal wash handbasin, mirror, strip light and shaver socket above. Heated ladder style towel rail. Tiled flooring.



OUTSIDE

Extensive block paved drive provides off road parking to the front and to one side of the property leading to the side gate which in turn leads to the rear garden. The front garden is enclosed by Evergreen hedging providing a high degree of privacy, outside light, outside power socket.

REAR GARDEN

An extensive raised wood decked area adjoins the rear of the property with steps down to the rear garden. The garden slopes down with a further tiered patio area, with the remainder of the garden laid to lawn. Two garden storage sheds will be available for general storage, shrub borders enclosed by panelled fencing benefiting from a Southerly aspect.

VIEWING ARRANGEMENTS

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 over the main traffic lights into Ashley Road and take the 6th turning left into Warwick Avenue then turn right into Osborne Road and the property will be found shortly on the 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.

COUNCIL TAX

The council tax for this property is band D

EPC RATING

The EPC rating for this property is D62



GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1581 sq.ft. (146.8 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.

Made with Metropix ©2024

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.