



10 Brecon Close, New Milton, Hampshire, BH25 6UB.

£350,000



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

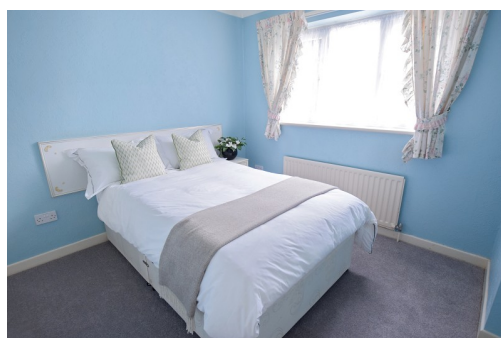




10 Brecon Close, New Milton, Hampshire, BH25 6UB.

£350,000

A beautifully presented semi-detached two bedroom bungalow with conservatory, garage and private parking. The property being offered for sale for the first time since being built in 1989, benefits from a good sized rear plot offering privacy, together with significant flexibility. The bungalow is located in a convenient location for New Milton town centre.



ENTRANCE PORCH (6' 11" X 3' 1") OR (2.10M X 0.93M)

Accessed via UPVC double glazed door, UPVC double glazed side screen overlooking front garden, access to meter boxes, attractive tiled floor, ceiling light and multi-glazed door provides access to:

DINING AREA (16' 10" X 7' 1") OR (5.12M X 2.16M)

Vaulted ceiling, flooded with light by the Velux window with double panelled radiator, space for dining table, ceiling light, power points, door to Inner Hall and door to Sitting Room. Telephone point and opening provides access to:

KITCHEN (16' 10" X 7' 1") OR (5.12M X 2.16M)

Dual aspect with UPVC double glazed window facing front garden aspect with additional glazed window with view via the porch overlooking garden. Comprehensive range of eye level and floor mounted kitchen units in a light Oak effect finish, laminated roll top work surface, stainless steel sink with single drainer and swan necked easy lever mixer taps. Floor standing Samsung washing machine, floor standing Beko fridge/freezer with water dispenser, floor standing electric cooker with four zone ceramic hob with oven and grill beneath, tiled splash backs, New World filter hood, power points, central heating programmer, access to safety trip consumer unit, door provides access to:

SITTING ROOM (17' 1" X 11' 3") OR (5.21M X 3.42M)

Ceiling light point, dual aspect room with UPVC double glazed window to side aspect with sliding patio doors providing access to Conservatory and patio rear garden. Wall mounted Baxi Bermuda gas fire with concealed back boiler supplying hot water and central heating to the property with power points, TV aerial point, double panelled radiator with sliding door providing access to:

CONSERVATORY (8' 4" X 8' 3") OR (2.55M X 2.51M)

Single glazed under a pitched Polycarbonate roof with sliding doors providing access to patio and rear garden. Outside power point, louvre window vents.

INNER HALL (10' 2" X 2' 11") OR (3.11M X 0.88M)

Ceiling light point, wall mounted Drayton central heating thermostat, power point, bi-fold door provides access to airing cupboard with slatted shelving, access to factory lagged hot water cylinder with fitted immersion heater. door provides access to:

BEDROOM 1 (11' 0" X 9' 7") OR (3.36M X 2.93M)

Ceiling light point, UPVC double glazed window overlooking rear garden aspect with radiator beneath. Numerous power points, double opening bi-fold doors provide access to built-in storage wardrobe.

BEDROOM 2 (9' 7" X 8' 9") OR (2.93M X 2.66M)

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath, power points, bi-fold door provides access to built-in storage wardrobe. Access to loft with pull down loft ladder, partly boarded with light and makes a fantastic storage space and offers the potential to add further accommodation (stp).

SHOWER ROOM (6' 7" X 6' 3") OR (2.01M X 1.91M)

Daylight sun tube providing natural light with additional ceiling light and ceiling extractor. Fully tiled walls, modern white suite comprising Villeroy Boch suite comprising low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap with pop-up waste and double width shower cubicle with sliding shower door provides access to Mira electric Sport shower unit, glazed display shelf with adjustable shower attachment and grab rail. Tiled flooring, radiator, wall mounted mirror with strip light and shaver socket above. Wall mounted bathroom cabinet.

OUTSIDE

The property benefits from being designed for ease of maintenance. The front garden is mainly laid to paving with gravel areas, ornamental box hedging to front boundary and attractive Camelia bush to one corner. Property benefits from plastic soffits and fascias, outside water tap and gate provides access to enclosed side path with a secondary gate providing access to rear garden.

GARAGE

The garage benefits from being built on the overall plot footprint at the end of the block. It benefits from an electric up and over door with eaves storage space with lights and power within. Outside security floodlight illuminates the parking area and close boarded gate provides access to the rear garden.

REAR GARDEN

Patio adjoins the Conservatory with two outside water butts, two steps down provide access to the main lawned garden with shrub borders backing onto established trees with path to the side, two further steps down provide access to the lower garden area. The rear garden is currently partitioned from the garage and parking area of the plot by a close boarded timber fence and single gate. A timber shed and greenhouse are located at the end of the garden adjacent to the garage, the shed benefiting from light and power. There is potential (stp), for a home office or large workshop at the end of the garden or by simply reinserting double gates into the fence currently dividing the plot, to create further secure off road parking, storage for a caravan, boat and trailer or similar.

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 traffic lights into Ashley Road turning right into Caird Avenue then take the second turning left into Carrick Way then left fork into Brecon Close, following the road around to the left.



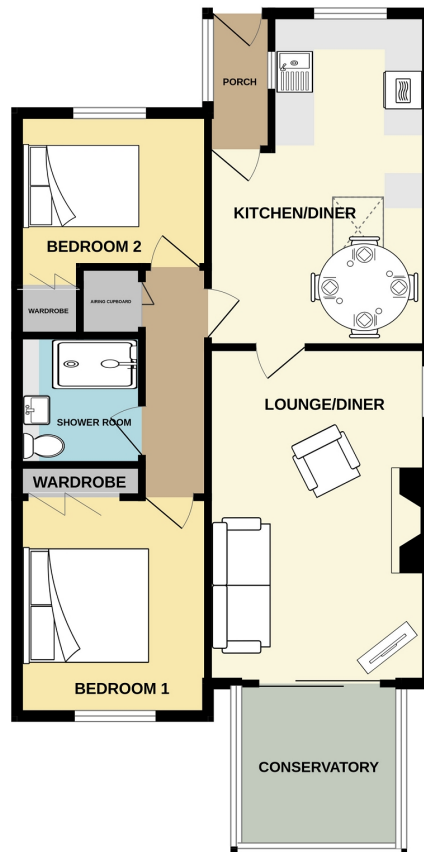
PLEASE NOTE

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.

EPC RATING

The EPC rating for this property is TBC.

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



ROSS NICHOLAS - 01425 625500

TOTAL FLOOR AREA: 737 sq.ft. (68.5 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.

Made with Metrepx ©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.