



**7 Beaulieu Close, New Milton, Hampshire. BH25 5UX**

**Guide Price £205,000**



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

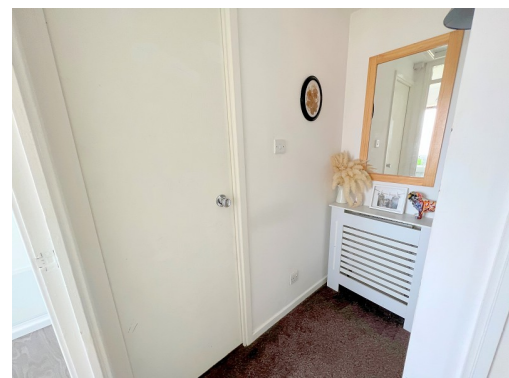




## 7 Beaulieu Close, New Milton, Hampshire. BH25 5UX

**Guide Price £205,000**

A recently refurbished one bedroom house situated in a popular residential area offering numerous features including open-plan living incorporating Sitting Room and Kitchen. Newly fitted gas fire central heating, modern bathroom, double bedroom, front garden, two allocated parking spaces and additional large enclosed private garden.



## **OPEN PLAN LIVING AREA (18' 4" X 18' 6") OR (5.58M X 5.64M)**

Composite front door provides access to Open Plan Sitting/Breakfast room, obscure UPVC double glazed window to side elevation. UPVC double glazed windows to front elevation, smooth finished ceiling, three ceiling light points, panelled radiator, tiled flooring, power points.

## **KITCHEN AREA**

Single bowl, single drainer sink unit with monobloc mixer tap set into a wood working surface with a range of base drawers and cupboards beneath. Aspect to the front elevation through UPVC double glazed window, recess for full height fridge/freezer with storage over. Eye level storage cupboards, electric oven and four ring electric hob, recess for washing machine, breakfast bar with seating for two to three and staircase leading to:

## **LANDING**

Hatch to loft area, panelled radiator, power point, ceiling light, large storage cupboard with ceiling light.

## **BEDROOM (11' 6" X 8' 6") OR (3.50M X 2.60M)**

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points, two recessed wardrobes with hanging rails and shelving.

## **BATHROOM**

Obscure UPVC double glazed window facing front. Panelled bath unit with monobloc mixer tap and thermostatically controlled shower over. Glass shower screen, pedestal wash hand basin with monobloc mixer tap, low level WC, heated towel rail and mirror fronted medicine cabinet and tiled flooring.

## **OUTSIDE**

The property benefits from two parking spaces and there is a front garden mainly laid to lawn and partially boarded by close panelled fencing.

## **REAR GARDEN**

There is an additional enclosed rear garden which is mostly laid to lawn with wild flower bed, decking and timber shed located to the rear boundary. The garden is enclosed behind both brick walling and brick fencing and double gates provide vehicular access if required.

## **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 take the second turning right into Gore Road then turn right on reaching Stem Lane. Proceed over the railway bridge, take the 4th turning right into Chatsworth Way and second right into Beaulieu Close.

## **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.

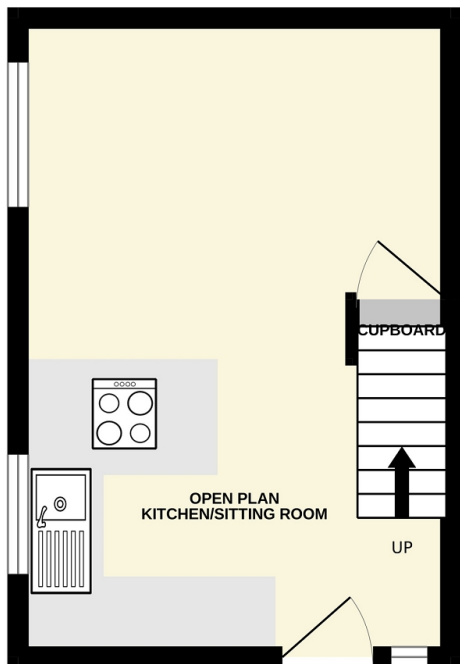
## **COUNCIL TAX**

The council tax for this property is band B

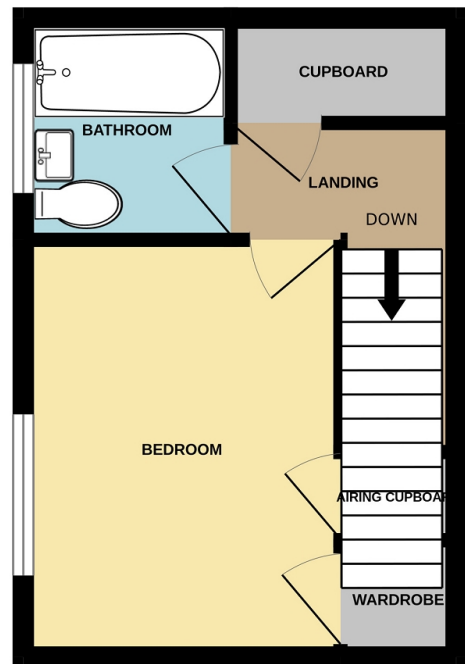
## **EPC RATING**

The EPC rating for this property is E43

GROUND FLOOR  
209 sq.ft. (19.5 sq.m.) approx.



1ST FLOOR  
209 sq.ft. (19.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 419 sq.ft. (38.9 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.