



**2 Derrybrian Gardens, New Milton, Hampshire. BH25 6LS**

**Guide Price £325,000**



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

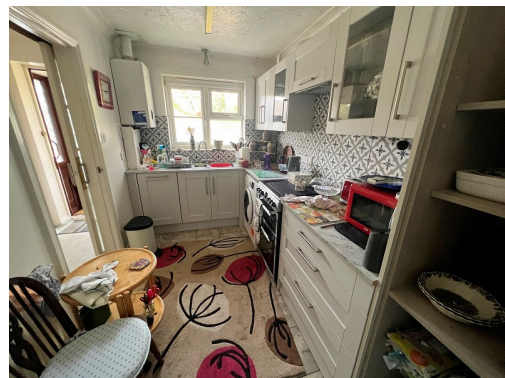




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A two bedroom mid-terrace bungalow built specifically for the over 55's conveniently located in the heart of New Milton Town centre and benefiting from newly fitted Kitchen and Shower Room. Features of the property include Entrance Hall, Kitchen, Breakfast Room, Sitting Room, Conservatory, Shower Room, maintained gardens, allocated parking, Sole Agents, Vacant Possession.



## ENTRANCE PORCH

Accessed via UPVC double glazed front door, UPVC double glazed side windows, smooth finished ceiling, door providing access to:

## ENTRANCE HALL

Power points, two ceiling light point, panelled radiator, linen cupboard, hatch to loft area with pull down ladder.

## LOUNGE/DINING AREA (18' 9" X 10' 2") OR (5.72M X 3.10M)

Two ceiling light points, wall light points, TV aerial point, power points, panelled radiator, electric fire with stone surround, hearth and mantel. UPVC double opening French doors with matching side windows providing both views and access onto rear Conservatory.

## CONSERVATORY (16' 0" X 8' 0") OR (4.88M X 2.44M)

UPVC double glazed windows, power points, sliding UPVC double glazed patio doors providing access to garden. Aspect to the front elevation through UPVC double glazed windows. Coved ceiling, ceiling light points, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer, fitted stainless steel cooker with four ring hob and extractor fan over. Recess for washing machine, integrated slimline dishwasher, part tiled wall surrounds, eye level storage cupboards, tiled flooring, panelled radiator, wall mounted Worcester Bosch modern gas fired boiler.

## BEDROOM 1 (13' 4" X 8' 9") OR (4.06M X 2.67M)

Aspect to the rear elevation through UPVC double glazed windows. Panelled radiator, power points, bed recess with two double wardrobe units either side and additional storage cupboards over.

## BEDROOM 2 (8' 0" X 7' 9") OR (2.44M X 2.36M)

Aspect to the front elevation through UPVC double glazed window. Coved ceiling, ceiling light point, panelled radiator, recessed wardrobes comprising triple unit with sliding doors one of which being mirror fronted. Hanging rail and shelving.

## SHOWER ROOM

Ceiling light, part tiled wall surrounds, large walk-in shower unit with rain effect shower head, shower unit with rain effect shower head and hand held shower attachment. Large glazed shower screen, low level WC, wash hand basin with monobloc mixer tap and storage beneath. Circular mirror with light, heated towel rail.

## OUTSIDE

In the front garden there are two small shrub and flower beds with both gas and electric meters. Outside water tap. There is an allocated parking space with additional visitors parking.

## REAR GARDEN

This area is maintained under a Maintenance Contract and is most laid to shrub and flower beds. The side elevations are defined by low picket fencing and to the rear boundary there is a high brick wall which provides seclusion. The garden benefits from a large Summerhouse.

## FEES

The vendor informs us that there is a yearly charge of approximately £500.00 for the up keep of the rear gardens

## VIEWING ARRANGEMENTS

Viewing 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 turn right at the traffic lights into Station Road and Derrybrian Gardens will be found on the right just past #Elm Avenue.

## 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

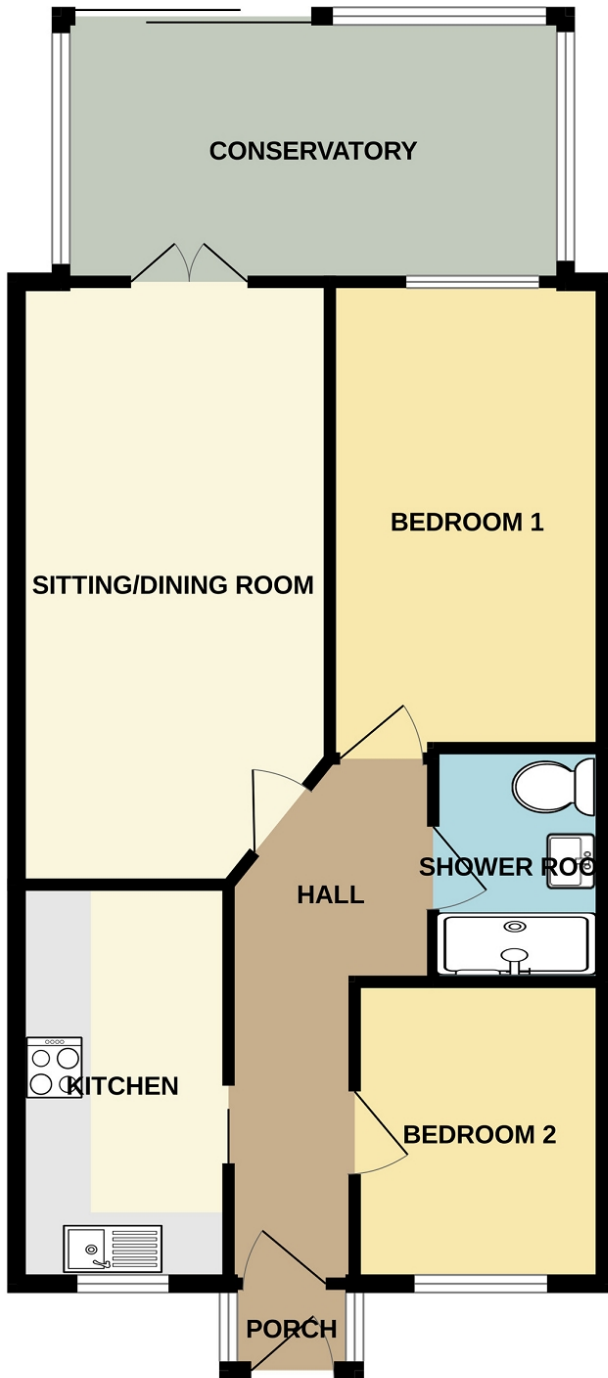
The council tax for this property is band D

## EPC RATING

The EPC rating for this property is C71



GROUND FLOOR



ROSS NICHOLAS ESTATE AGENTS

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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9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
[sales@rossnicholas.co.uk](mailto: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.