



**15 Greenwoods, New Milton, Hampshire. BH25 6PS**

**Guide Price £395,000**



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





## 15 Greenwoods, New Milton, Hampshire. BH25 6PS

**Guide Price £395,000**

A well presented 3 bedroom "Cottage Style" house conveniently located within a short walk of New Milton Town Centre. Features of the property include sitting room, kitchen, dining room, conservatory, ground floor shower room, En-suite shower room, main bathroom, carport and private gardens. Vacant Possession/Keys in office.



## ENTRANCE HALL

Covered front door provides access to Entrance Hall, staircase to first floor landing, under stairs storage cupboard, thermostat control for central heating. Panelled radiator.

## SHOWER ROOM

Ground floor shower room, obscure UPVC double glazed window to front, part tiled wall surrounds, large walk-in double shower cubicle with large shower screen. Thermostatically controlled shower unit, low level WC, wash hand basin set into a vanity unit, heated towel rail, extractor fan, tiled flooring.

## SITTING ROOM (16' 2" X 12' 0") OR (4.92M X 3.66M)

Brick fireplace with tiled hearth and fitted electric fire, gas connection available. Two double panelled radiators, power points, wall light points, double glazed sliding patio doors providing access and views onto Conservatory and garden beyond.

## CONSERVATORY (11' 3" X 8' 8") OR (3.44M X 2.65M)

Vaulted ceiling with blue glass, brick low walling with the remainder being UPVC double glazing. UPVC double glazed patio doors providing access onto garden. Panelled radiator, power points.

## KITCHEN (11' 0" X 8' 8") OR (3.36M X 2.64M)

Aspect to the front elevation through UPVC double glazed window, one and a half bowl single drainer sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Fitted four ring electric hob with extractor fan over, recess for washing machine and dishwasher, programmer and time clock for central heating, part tiled wall surrounds, tiled flooring, electric double oven, eye level storage cupboards, tiled flooring.

## DINING RM/BEDROOM 4 (12' 11" X 9' 6") OR (3.94M X 2.90M)

Aspect to the rear elevation through UPVC double glazed windows. Wall lights, panelled radiator, power points, ceiling light point, hatch to loft area.

## BEDROOM 1 (16' 5" X 12' 0") OR (5.00M X 3.66M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, wall light, panelled radiator, range of fitted wardrobes.

## EN SUITE SHOWER ROOM

Part tiled wall surrounds, low level WC with concealed cistern, wash hand basin with storage beneath. Monobloc mixer tap, large mirror over with light, heated towel rail, tiled flooring, recessed shower cubicle.

## BEDROOM 2 (12' 11" X 9' 6") OR (3.94M X 2.90M)

Velux window to rear elevation. Panelled radiator, power points, bedroom furniture incorporating fitted wardrobes and chest of drawers with shelving over.

## BEDROOM 3 (8' 2" X 8' 11") OR (2.50M X 2.73M)

Aspect to the front elevation through UPVC double glazed window. Range of power points, panelled radiator.

## BATHROOM

Aspect to the rear elevation, part tiled wall surrounds, panelled bath unit. Wash hand basin with storage cupboards beneath and to side. Low level WC with concealed cistern. Mirror fronted medicine cabinet, extractor fan, panelled radiator.

## OUTSIDE

A paved pathway provides access via a picket gate and fence to the front door where there are shrub and flower beds. A brick driveway provides off road parking and access to the open Car Port with pitched roof and security light. Personal door providing access to rear garden.

## REAR GARDEN

There is a paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed by close board fencing and there is an additional patio area to the rear garden where there is a large Summer House.

## 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 turn right at the traffic lights and proceed along Station Road. Take the third turning left into Newlands Road. Continue into Greenwoods and the property will be found on the right-hand side.

## PLEASE NOTE

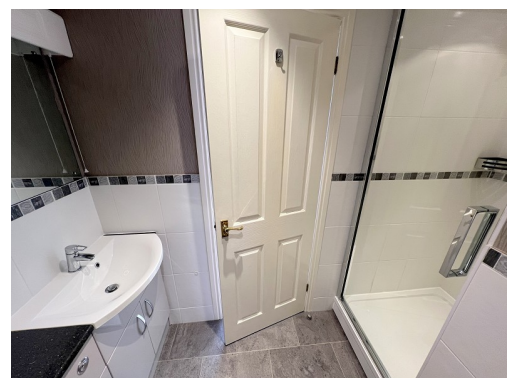
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

## COUNCIL TAX

The council tax for this property is band E

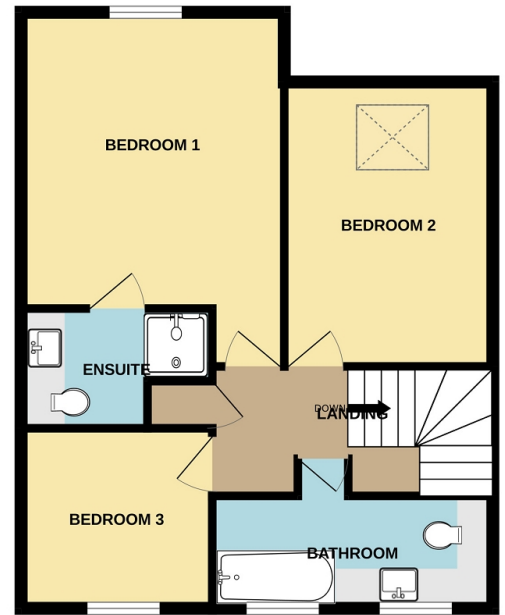
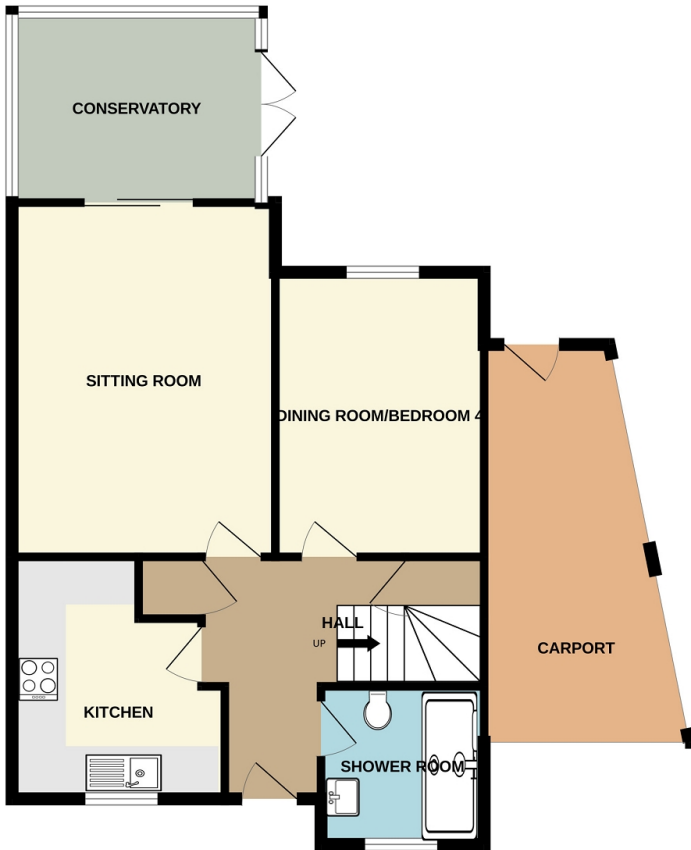
## EPC RATING

The EPC rating for this property is C74



GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.

1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1358 sq.ft. (126.1 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.