

15 Waverley Road, New Milton, BH25 6PQ



Or nearest offer £425,000



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

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A detached two double bedroom bungalow situated a much sought after location within easy walk of New Milton Town Centre and Railway Station. The property benefits from South backing garden and excellent off road parking. Vacant possession.

**ENTRANCE PORCH 1.38, x 0.67m 4'6" x 2'2"**

Outside wall light and double glazed door with matching side screen provides access to entrance porch. Glazed door and side screen provides access to:

**ENTRANCE HALL 3.86m x 1.71m 12'8" x 5'7"**

Coving to ceiling, ceiling light point, access to loft with drop down loft ladder, eye level cupboard provides access to electric meter and fuse box, double opening doors provide access to deep hall storage cupboard and broom cupboard with additional storage cupboards above. Power point. Telephone point. Radiator and double opening glazed doors provide access to:

**DINING ROOM 2.70m x 2.61m 8'10" x 8'7"**

Ceiling light point, double glazed window to front aspect overlooking the beautiful front garden with single panelled radiator beneath, power points, wall mounted digital central heating thermostat, sliding door through to kitchen, square opening through to Sitting Room.



**KITCHEN 2.71m x 2.13m 8'11" x 7'0"**

Ceiling strip light, ceiling extractor, double glazed window overlooking front garden aspect. Comprehensive range of eye level and floor mounted storage cupboards with single bowl sink unit with single drainer and monobloc mixer tap. Floor standing slimline cooker with four ring hob with oven and grill beneath. Space and plumbing for automatic washing machine, space for under counter fridge and additional space for freezer above. Door provides access to side passage to front or rear garden, tiled splash backs, power points, cooker panel point, door provides access to shelved pantry cupboard and double opening doors provide access to Worcester combination gas fired central heating boiler with slatted shelving beneath which we believe was installed in 2016.



**SITTING ROOM 5.47m x 3.53m 17'11" x 11'7"**

Coving to ceiling, two ceiling light points. Dual aspect room with double glazed eye level window facing side aspect and double opening French doors with matching windows to either side provides access and aspect over the delightful South facing

level rear garden. Sitting room benefits from panelled radiator with independent thermostat. TV aerial point, power points, attractive fireplace surround with inset coal effect electric fire. Additional single panelled radiator with independent thermostat.



**BEDROOM ONE 4.41m x 3.50m 14'6" x 11'6"**

Coving to ceiling, ceiling light point, double glazed window facing front aspect, radiator beneath. Built-in Double opening storage wardrobe, power point.

**BEDROOM TWO 3.97m x 2.91m 13'0" x 9'7"**

Ceiling light point, double glazed window facing rear aspect with radiator with independent thermostat beneath, power points.

**SHOWER ROOM 2.63m x 1.77m 8'8" x 5'10"**

Recently updated benefiting from glazed shower cubicle with electric Mira shower unit with adjustable shower attachment. Low level WC with push button flush. Wash hand basin with monobloc mixer tap with vanity unit beneath. Tiling to half height and to full height in shower cubicle area. Two sets of opaque double glazed windows face rear aspect. Chrome effect

ladder towel rail.



## **OUTSIDE**

The property is situated on a superb sized plot providing excellent off road parking which is accessed via double opening metal gates leading to a tarmac style drive which could easily provide off road parking for five vehicles which continues to one side of the property under a large car port and eventually provides access to:

## **DETACHED GARAGE 5.17m x 2.78m 17'0" x 9'1"**

Built in keeping with the bungalow with lower brick detailing with rendered walls under a pitched and tiled roof

benefiting from light and power and accessed via a Horman up and over door.

## **FRONT GARDEN**

Laid to level lawn with well maintained shrub borders providing screening and colour throughout the various Seasons and enclosed by low level boundary fencing. The rear garden can be accessed from both sides of the property via lockable gates.

## **REAR GARDEN**

Laid to lawn with gravel borders for ease of maintenance enclosed by panelled and close boarded fencing The garden is well screened from neighbouring properties with a stunning sky line facing South. Gravelled area behind garage which would make an ideal area for garden storage shed if required. Small garden storage shed to one corner. Outside water tap, outside light and path provides return access to kitchen side

entrance and return access to front garden.

## **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 turn right at the traffic lights into Station Road and proceed until reaching Waverley Road on the left.

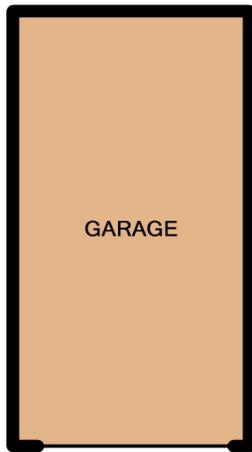
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## **SURVEY**

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information.





TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		61	78
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		58	76
England & Wales	EU Directive 2002/91/EC		

