

# 7 Beaulieu Close, New Milton, BH25 5UX



£185,000



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

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A recently modernised one bedroom house situated in a popular residential area and offering numerous features including modern kitchen and bathroom, double bedroom, front garden, two allocated parking spaces, vacant possession, keys in office, sole agent.

### **ENTRANCE HALL**

Accessed via front door, staircase to first floor landing, coved ceiling, ceiling light, obscure UPVC double glazed window facing side elevation, power points, telephone point.



### **LOUNGE/DINING ROOM 3.6m x 3.2m 11'10" x 10'6"**

Aspect over the front elevation through UPVC double glazed window, ceiling light, power points, TV aerial point, under stairs storage cupboard.



### **KITCHEN**

Aspect to the front elevation through UPVC double glazed windows, single bowl single drainer stainless steel sink with monobloc mixer tap set into a working surface with base cupboards beneath, recess for washing machine. Additional working surface with electric cooker and hob over, base drawers and cupboards beneath, part tiled wall

surrounds, eye level storage cupboards, tiled flooring.



### **LANDING 2.2m x 1.8m 7'3" x 5'11"**

Hatch to loft area, ceiling light, power point, walk-in storage cupboard with ceiling light.

### **BEDROOM 3.5m x 2.6m 11'6" x 8'6"**

Aspect over the front elevation through UPVC double glazed window. Coved ceiling, ceiling light point, power points, telephone point, airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater, hanging rail and slatted shelving, recessed wardrobe with two hanging rails.

### **BATHROOM**

Obscure UPVC double glazed window facing front elevation. Coved ceiling, ceiling light point, part tiled wall surrounds complimenting the white suite comprising panelled bath unit with monobloc mixer tap, hand held shower attachment. Triton T80Z shower unit, pedestal wash hand basin with monobloc mixer tap, low level WC, tiled flooring.



### **OUTSIDE**

The property benefits from two allocated parking spaces and there is a front garden which is laid to lawn and partially bounded by close boarded fencing and hedging.



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

### **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## **SURVEY**

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## **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.



