

4 Chestnut Grove, New Milton, BH25 5WU



£309,950



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A very well presented Pennyfarthing built two bedroom semi-detached bungalow situated within a short walk of New Milton town centre and offering numerous features including Oak doors throughout, fitted wardrobes, kitchen/breakfast room, shower room, two parking spaces, enclosed gardens, UPVC double glazing, gas fired central heating.

ENTRANCE HALL

Coved and smooth finished ceiling, two ceiling light points, hatch to loft area with pull down loft ladder, double panelled radiator. Coats cupboard with hanging rail and shelf.

LOUNGE/DINING ROOM 5.6m x 3.0m 18'4" x 9'10"

Aspect to both rear and side elevations through UPVC double glazed windows together with glazed door providing access onto patio and rear garden beyond. Coved and smooth finished ceiling, ceiling light point, two wall light points, two double panelled radiators, power points, TV aerial point, feature electric fire set into a stone surround, hearth and mantel. Telephone point.

KITCHEN/BREAKFAST ROOM 5.2m x 2.1m 17'1" x 6'11"

Aspect to the front elevation through UPVC double glazed window. One and a half bowl single drainer stainless steel sink unit set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for full height fridge/freezer, integrated Hotpoint electric oven, four ring gas hob with glazed splash back and canopy extractor fan over. Eye level storage cupboard housing gas fired boiler, additional storage cupboards, tiled flooring, space for washing machine, double panelled radiator, UPVC double glazed double opening French doors providing access onto

side elevation, coved and smooth finished ceiling, recessed lighting.



BEDROOM ONE 4.4m x 2.7m 14'5" x 8'10"

Aspect over the rear elevation through UPVC double glazed window, coved and smooth finished ceiling, two ceiling light points, double panelled radiator, power points, TV aerial point, fitted wardrobes comprising two double units with mirror fronts, sliding doors, hanging rails and shelving. Power points.



BEDROOM TWO 3.2m x 2.4m 10'6" x 7'10"

Aspect over the front elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light point, single panelled radiator, telephone point, power points.



SHOWER ROOM

Coved and smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds, low level WC, wash hand basin set into a vanity unit with storage beneath. Wall mounted mirror, light and shaver point. Large double walk-in shower cubicle with glazed sliding screen and wall mounted shower. Heated towel rail, tiled flooring.



OUTSIDE

Two allocated parking spaces to the front of the property and a paved pathway providing access along the side elevation where there is a timber shed. The pathway continues and provides access to:

REAR GARDEN

Paved patio area adjoining the rear of the property with the remainder of the garden laid to lawn and enclosed behind

panelled fencing. Within the garden there are Cherry, Magnolia and Laurel trees. Outside water tap and light.

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 proceed to the traffic lights and turn left into Station Road. Proceed over the railway bridge and take the first turning right into Manor Road.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

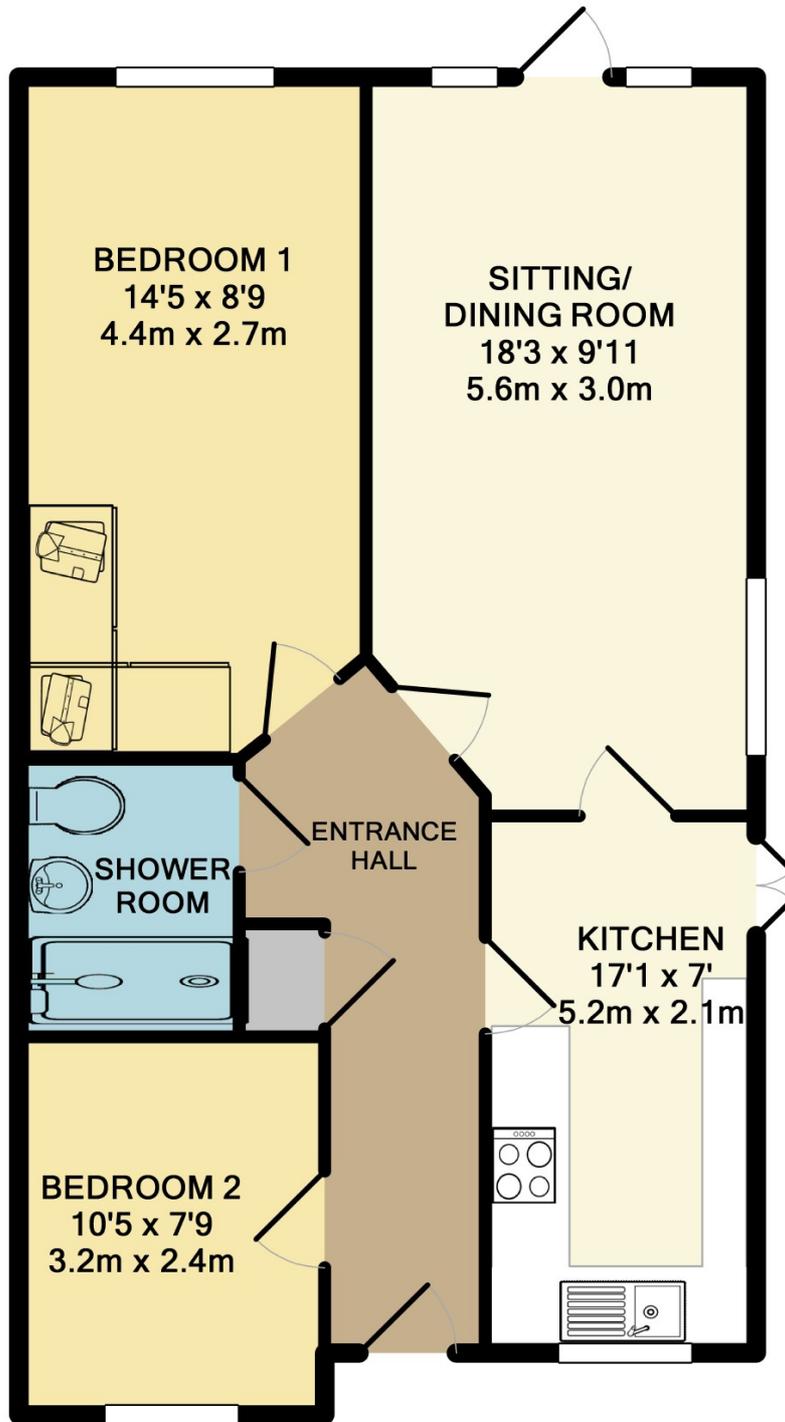
SURVEY

Require a survey? Visit our website www.rossnicholas.co.uk for further information.

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.





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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	81	82

