



**35 Pennywell Gardens, New Milton, Hampshire. BH25 5YB**

**£875 Monthly**



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





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**£875 Monthly**

An updated one bedroom unfurnished end terrace one bedroom house to let with small garden, newly fitted kitchen and bathroom, situated within easy reach of local shops and short distance from New Milton Town Centre and Railway Station.



## **ENTRANCE PORCH (4' 0" X 4' 0") OR (1.21M X 1.23M)**

Accessed via multi-glazed front door with dual locks, letter box, outside wall lantern. Ceiling light point, eye level storage cupboard which also houses safety trip consumer unit, multi-glazed door provides access to:

## **SITTING ROOM/DINING ROOM (13' 3" X 8' 11") OR (4.05M X 2.72M)**

Ceiling smoke detector, three wall uplighters, re-decorated with Magnolia walls and white glosswork, two sets of UPVC double glazed windows facing front garden aspect. Dimplex storage heater, Sky connection point, TV aerial connection point, power points, half turn staircase provides access to first floor landing, door provides access to:

## **KITCHEN (7' 9" X 6' 11") OR (2.36M X 2.10M)**

Newly fitted kitchen with white gloss fronted units with laminated roll top work surfaces with fitted Beko ceramic touch screen hob with Beko fan assisted oven and grill beneath. Glass splash back, concealed extractor above, comprehensive range of eye level and floor mounted storage cupboards, newly fitted stainless steel sink with swan necked mixer tap, space and plumbing for automatic washing machine, space for upright fridge/freezer, newly fitted Vinyl flooring, ceiling light point.

## **LANDING (7' 6" X 5' 3") OR (2.29M X 1.60M)**

Ceiling light point, smoke detector, door to bedroom and bathroom and door to airing cupboard housing the factory lagged hot water cylinder with fitted immersion heater and slatted shelving above.

## **BEDROOM 1 (11' 1" X 10' 8") OR (3.37M X 3.24M)**

Two sets of UPVC double glazed windows facing front aspect with wall mounted panelled heater below. Power points, range of fitted wardrobes to one wall with hanging rail within, access to loft via roof hatch.

## **BATHROOM (7' 5" X 5' 7") OR (2.26M X 1.70M)**

Newly fitted white suite comprising panelled enclosed bath with side panel, glazed shower screen above with Triton electric shower with adjustable shower attachment. Separate mixer tap and shower attachment to bath. Tiling to full height above bath area, low level WC with push button flush, pedestal wash hand basin with stainless steel effect monobloc mixer tap with pop-up waste, tiled splash back, mirror, strip light and shaver socket above. Glazed display shelf, toilet roll holder, wall mounted bathroom heater, ceiling extractor, newly fitted Vinyl flooring, Velux window flooding the room with natural light.

## **OUTSIDE**

The property benefits from a private enclosed garden area with two outside storage sheds one of which is timber and suitable for bicycle storage the other is a smaller plastic shed suitable for dustbin and re-cycling. The garden is laid to concrete with shrub border to one side, outside water tap, access to electric meter box. To the front of the property there is a concealed dustbin cupboard.

## **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 New Milton cross over at the traffic lights into Ashley Road and continue until reaching the traffic lights at Ashley. Turn left into Ashley Common Road and take the third turning right into Poplar Road then left into Ashlet Gardens which leads into Pennywell Gardens.

## **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.

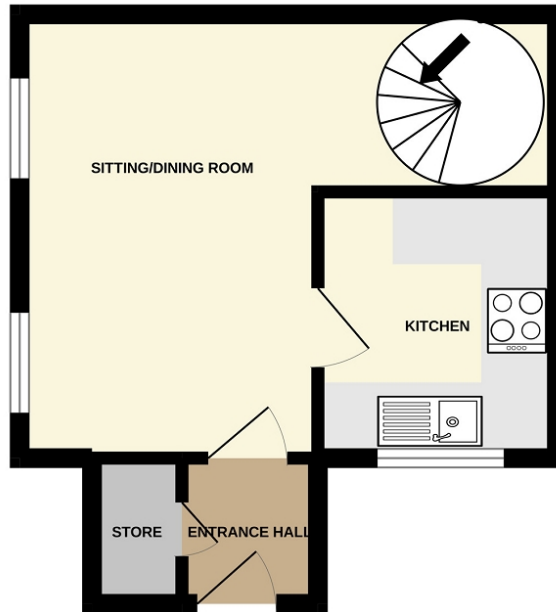
## **DEPOSIT - DPS**

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com) The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

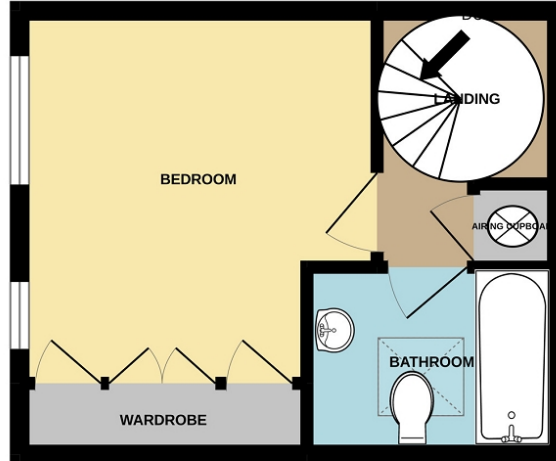
## **EPC RATING**

The EPC rating for this property is D60

GROUND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR  
214 sq.ft. (19.8 sq.m.) approx.



FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS

TOTAL FLOOR AREA : 457 sq.ft. (42.4 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.