



**Holmsley Cottage, 100d Old Milton Road, New Milton, Hampshire. BH25
6EB
£1,275 Monthly**



Ross Nicholas & Company Limited
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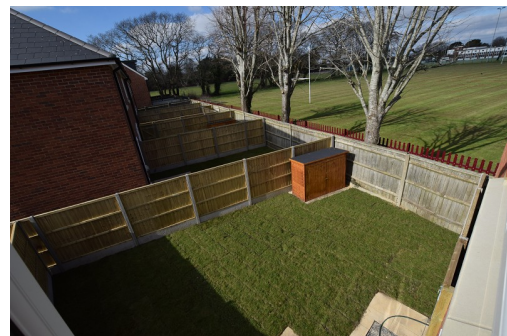




Holmsley Cottage, 100d Old Milton Road, New Milton, Hampshire. BH25 6EB

£1,275 Monthly

A recently built two bedroom house to rent unfurnished. The property benefits from fitted Kitchen, Sitting Room/Diner, Ground floor Cloakroom, two first floor Bedrooms and Bathroom. Gardens and two parking bays. The property is well fitted with up to date Data connections and is located in a convenient location for shops, schools and transport. Available from the 26 May 2024.



ENTRANCE PORCH

Undercover entrance porch with outside light. Composite double glazed door provides access to:

ENTRANCE HALL (6' 6" X 4' 1") OR (1.99M X 1.24M)

Smooth finished ceiling, two ceiling downlights, smoke detector, staircase to first floor landing with Oak handrail. Radiator with independent thermostat. Wood effect strip flooring, power points, telephone point, door to cloakroom and door provides access to:

OPEN PLAN KITCHEN/LIVING/DINING ROOM (23' 1" X 11' 10") OR (7.04M X 3.60M)

Comprises of light grey fronted units with under unit lighting with laminated work surfaces with matching upstands. Fitted ceramic touch screen hob with glass splash back with extractor above with fan assisted oven and grill beneath. Integrated upright fridge/freezer, space and plumbing for automatic washing machine, comprehensive range of eye level and floor mounted storage cupboards and drawers, cupboard provides access to central heating boiler and CO detector to side. Stainless steel single drainer sink unit single bowl with swan necked mixer tap. Radiator with independent thermostat. Door provides access to under stairs storage cupboard which benefits from automatically operated LED light, fuse box, Openreach telephone connection, data point and power points. Kitchen continues to provide access to the Sitting/Dining Room area which has numerous LED downlights as in kitchen with heat detector. Radiator with independent thermostat, TV aerial point, data connection point, power points, telephone point, digital central heating thermostat, double opening French doors provide access to patio and rear garden, double glazed windows with window openers to either side.

CLOAKROOM (4' 11" X 4' 0") OR (1.49M X 1.23M)

Two LED downlights, wall mounted extractor, large UPVC double glazed window facing front aspect, tiling to half height, low level WC with push button flush, wash hand basin with pop-up waste and monobloc mixer tap. Heated chrome effect towel rail. Wall mounted mirror.

FIRST FLOOR LANDING (6' 2" X 6' 3") OR (1.88M X 1.90M)

LED downlights, power point, door provides access to storage cupboard.

BEDROOM 1 (12' 2" X 8' 6") OR (3.70M X 2.58M)

Four ceiling downlighters, UPVC double glazed window overlooks the front driveway area with fitted blind, radiator with independent thermostat beneath, power points, TV aerial point and data point, door provides access to deep storage cupboard. Recess for wardrobe to one side.

BEDROOM 2 (11' 10" X 8' 5") OR (3.60M X 2.56M)

Four ceiling downlights, access to loft via roof hatch. UPVC double glazed window overlooking rear garden aspect with radiator beneath with independent thermostat, fitted blind to window. TV aerial point, power points.

BATHROOM (6' 2" X 5' 1") OR (1.89M X 1.54M)

Smooth finished ceiling, two ceiling light points, ceiling extractor, UPVC double glazed window facing side aspect. White suite comprising panelled enclosed bath with mixer taps and separate shower mixer above with shower attachment and overhead rainwater shower. Glazed shower screen to one side, low level WC with push button waste. Wash hand basin with pop up waste with mirror which is backlit with shaver point. Vinyl cushion flooring, heated chrome effect towel rail, toilet roll holder, towel hook.

OUTSIDE

Small front garden area with low level box hedging, a private gravel drive finished in silver grey granite provides access to two parking bays to one side of the property which also leads to side gate which accesses the rear garden.

REAR GARDEN

A patio adjoins the property with path leading to side gate, garden storage shed, the remainder of the garden is laid to lawn with views over the rugby grounds adjacent. Outside light, outside power point.

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 Old Milton Road proceed down the road and before reaching the junction with A337 Holmsley Cottage will be found on the right.

DEPOSIT - DPS

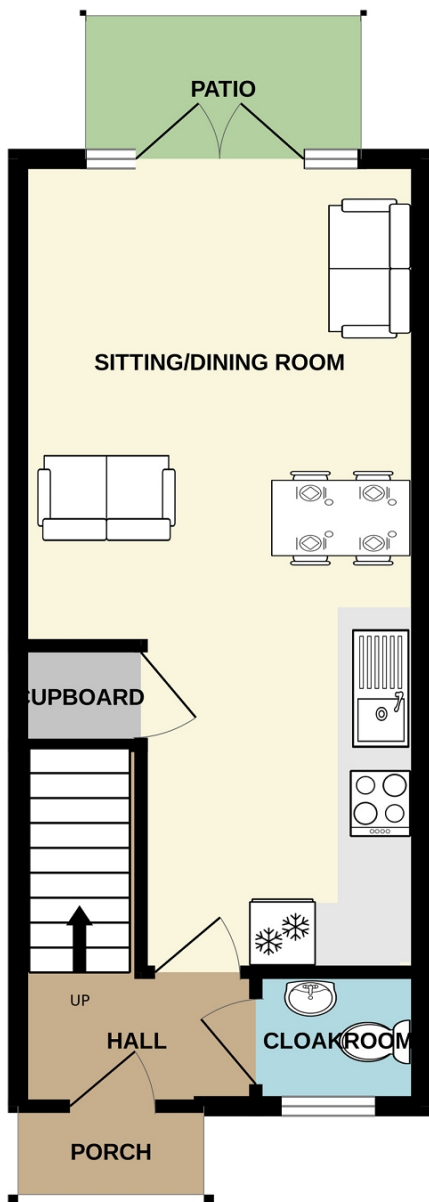
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com. The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

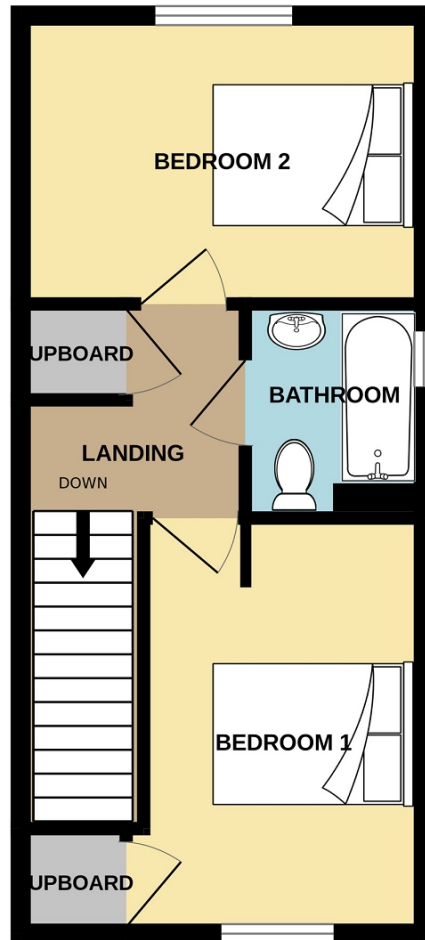
The EPC rating for this property will be confirmed shortly.



GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



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TOTAL FLOOR AREA : 656 sq.ft. (61.0 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.