



10 Fawcett Road, New Milton, Hampshire. BH25 6SU

Guide Price £324,950



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





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A 3 bedroom semi-detached house set on a larger than average west facing plot and offering the potential to extend subject to the necessary permissions. Features of the property include sitting room, kitchen/breakfast room, bathroom driveway, garage and located close to local schools.



HALLWAY

Composite front door and staircase to first floor landing, panelled radiator, consumer unit and door leading to:

SITTING ROOM (14' 5" X 11' 4") OR (4.40M X 3.45M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, under stairs storage cupboard, t.v aerial point, power points and double panelled radiator. Openway through to:

KITCHEN BREAKFAST ROOM (14' 7" X 9' 0") OR (4.44M X 2.75M)

Aspect to the rear elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light, single bowl single drainer stainless steel sink unit set into a working surface extending along two walls. Base drawers and cupboards beneath, recesses for gas cooker, dishwasher and washing machine. Additional working surface with base drawers and cupboards beneath and recess for under counter fridge and freezer. Part tiled wall surrounds, eye level storage cupboards, programmer and time clock, panelled radiator, wall mounted gas fired boiler. Larder cupboard with shelving.



INNER HALL

Ceiling light and airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater and shelving surrounding. Door providing access out onto lean to area.

BATHROOM

Tiled wall surrounds, ceiling light, obscure UPVC double glazed window to side, panelled bath unit with shower attachment, pedestal wash hand basin, low level w.c, mirror fronted medicine cabinet and double panelled radiator.

LANDING

Aspect onto side elevation through UPVC double glazed window. Hatch to loft which has part boarding and light.

BEDROOM 1 (14' 8" MAX X 12' 8") OR (4.46M MAX X 3.85M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, single wardrobe with additional storage cupboard with shelving.

BEDROOM 2 (11' 5" X 7' 7") OR (3.48M X 2.30M)

Aspect on to the rear elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light and single panelled radiator.

BEDROOM 3 (8' 2" X 6' 8") OR (2.50M X 2.02M)

Aspect to the rear elevation through UPVC double glazed window, single panelled radiator and power points.

OUTSIDE

The front garden is mostly laid to lawn with a selection of shrub and flower beds and enclosed behind both hedging and picket fencing. A five bar gate provides access off Fawcett Road to a driveway that extends along the side elevation providing parking for 4/5 cars. There is an outside w.c and garden storage cupboard located on the side elevation of the property.

GARAGE

Up and over door, power and light

REAR GARDEN

Paved and hard standing patio area adjoining the rear of the property and the remainder of the garden is laid to lawn and enclosed behind hedging. Selection of shrub and flower beds and timber shed. The lean to located off the kitchen has sliding patio doors and UPVC double glazing and is ideal for storage.

DIRECTIONAL NOTE

From our New Milton office proceed along Old Milton Road turning right into Gore Road. Continue along passing the school on your left and Fawcett Road is located on your right.

PLEASE NOTE

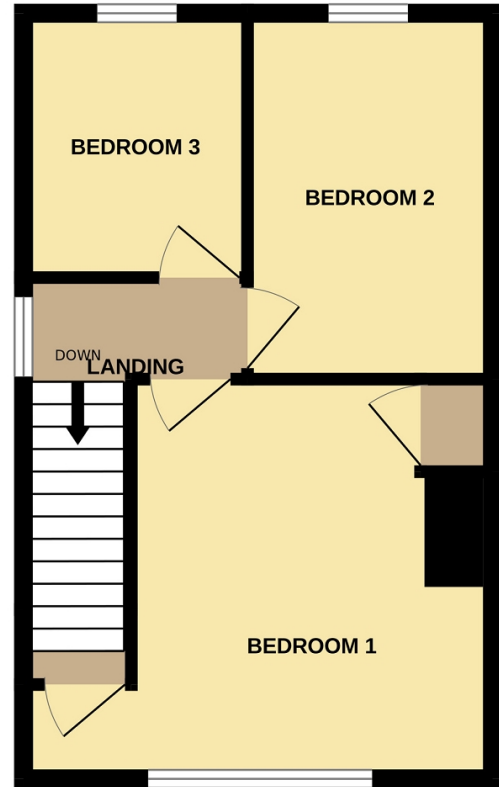
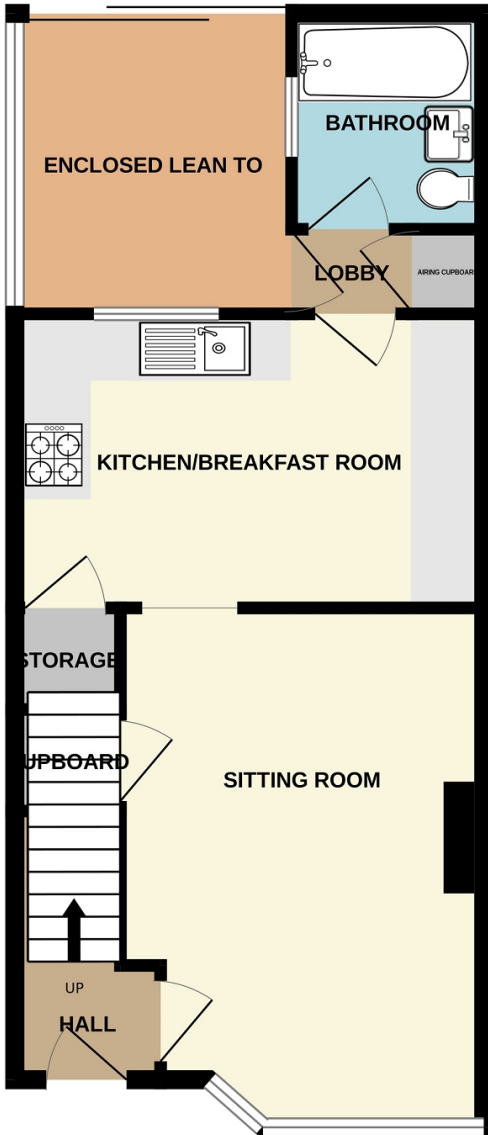
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

COUNCIL TAX

The council tax for this property is band C

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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