



5 Chatsworth Way, New Milton, Hampshire. BH25 5UL

£319,950



Ross Nicholas & Company Limited
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BH25 6DQ
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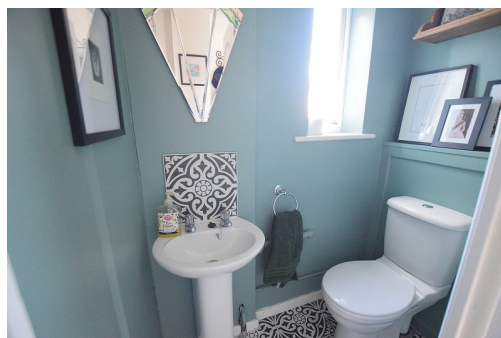




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A nicely presented three bedroom end of terrace house with garage in nearby block. The property benefits from ground floor cloakroom, sitting room, kitchen/ breakfast room and conservatory. Modern shower room on first floor, garden summerhouse/den and situated in a popular location within easy reach schools, leisure centre and New Milton town centre.



ENTRANCE HALL (8' 8" X 4' 1") OR (2.65M X 1.25M)

Accessed via modern UPVC double glazed door. Ceiling light point, attractive tiled flooring, wall mounted central heating thermostat, double opening doors provide access to low level cupboard housing gas meter, door to cloakroom, staircase to first floor landing, multi-glazed door provides access to:

SITTING ROOM (15' 0" X 12' 6") OR (4.58M X 3.81M)

Ceiling light point, smoke detector, UPVC double glazed box window overlooking the adjacent green. Modern style radiator with independent thermostat, TV aerial point, power points, access to safety trip consumer unit, door provides access to illuminated under stairs storage cupboard with shelves within, multi-glazed door provides access to:

KITCHEN/BREAKFAST ROOM (15' 11" X 7' 9") OR (4.84M X 2.36M)

Numerous ceiling downlights in kitchen area. Ceiling light pendant in kitchen area. Modern white fronted kitchen units with stainless steel handles with wood block work surfaces with attractive tiled splash backs and numerous power points above. Fitted four ring gas hob with extractor canopy above and Stoves fan assisted oven and grill beneath with programmer. Space and plumber for automatic washing machine. Belfast style enamel sink with single drainer to one side with swan necked mixer tap. Eye level cupboard provides access to the Worcester gas fired central heating boiler. Space for upright fridge/freezer, radiator with independent thermostat, attractive laminate flooring throughout the ground floor accommodation. Space for under counter fridge, cutlery drawers, pan drawers and opening provides access to:

CONSERVATORY (12' 1" X 9' 1") OR (3.68M X 2.78M)

Part blockwork sides with upper UPVC double glazed windows with window openers with the remaining side to the Conservatory being fully double glazed from floor to ceiling height with double opening sliding doors with matching side screens providing a fantastic aspect of the garden. Power points.

CLOAKROOM (5' 3" X 2' 11") OR (1.61M X 0.88M)

Ceiling light point, UPVC double glazed window. Low level WC with push button flush, pedestal wash hand basin with hot and cold tap, continuation of tiled flooring from hallway.

FIRST FLOOR LANDING (6' 3" X 6' 3") OR (1.91M X 1.90M)

Access to loft with pull down loft ladder, ceiling light point, smoke detector, Siemens central heating programmer, power point and door provides access to:

BEDROOM 1 (12' 1" X 9' 6") OR (3.68M X 2.89M)

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat. Virgin Media connection point. Quality range of fitted Hammond Wardrobes providing fantastic storage space with his and hers bedside units with additional shelving above and bridging area above bed area. Power points.

BEDROOM 2 (10' 10" X 8' 10") OR (3.31M X 2.68M)

Ceiling light point, UPVC double glazed window facing rear aspect. Radiator beneath with independent thermostat, range of fitted wardrobes to one wall, power points.

BEDROOM 3 (8' 0" X 7' 0") OR (2.43M X 2.13M)

Ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath and independent thermostat, power points.

SHOWER ROOM (6' 7" X 6' 2") OR (2.00M X 1.89M)

UPVC double glazed window facing front aspect. Modern white suite comprising full size shower cubicle with glazed shower screen. Access to Aqualisa pumped shower which is adjusted before you enter the shower with the shower unit benefiting from an adjustable shower head. Wash hand basin with monobloc mixer tap with pop-up waste and vanity unit beneath. Low level WC with concealed cistern with push button flush. Attractive tiled splash backs to full heights to two walls. Door provides access to airing cupboard with lagged hot water cylinder with slatted shelving above. Heated towel rail, Vinyl cushion flooring.

OUTSIDE

The front garden is laid to pea shingle with ornamental shrubs with path leading to front door. Tarmac path to one side of house provides access to side gate. The property is located in a cul-de-sac with on road parking in numerous places and the cul-de-sac provides access to the garage block one of which belongs to this property.

GARAGE IN BLOCK (18' 0" X 7' 10") OR (5.49M X 2.39M)

Garage is of brick construction under a pitched and tiled roof with up and over door.

REAR GARDEN

Patio adjoining Conservatory with steps to rear gate or side gate. The garden is laid to shingle for ease of maintenance with close boarded fencing to all three sides. To the rear of the garden is a sizeable Summerhouse which benefits from double glazed windows and double opening doors making a fantastic Home Office or Teenagers Den benefiting from light and power.

PLEASE NOTE

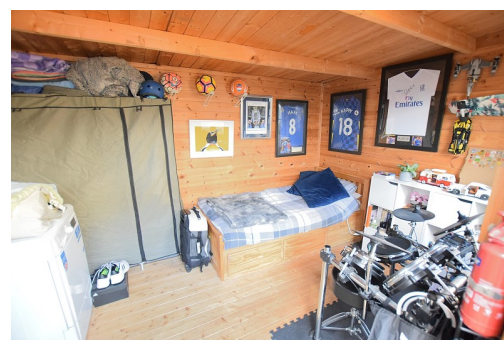
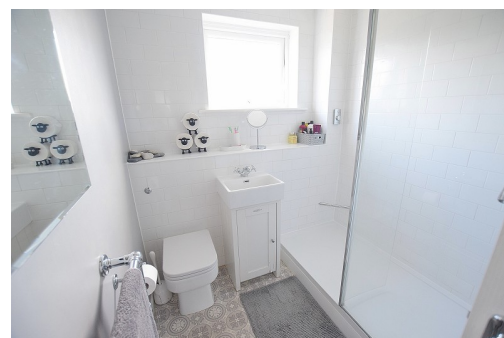
There is an annual maintenance charge for green areas which is approximately £85. per year.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road take the second turning right into Gore Road and proceed until reaching Stem Lane on the right. Proceed over the railway bridge up Stem Lane and turn right on reaching Chatsworth Way.



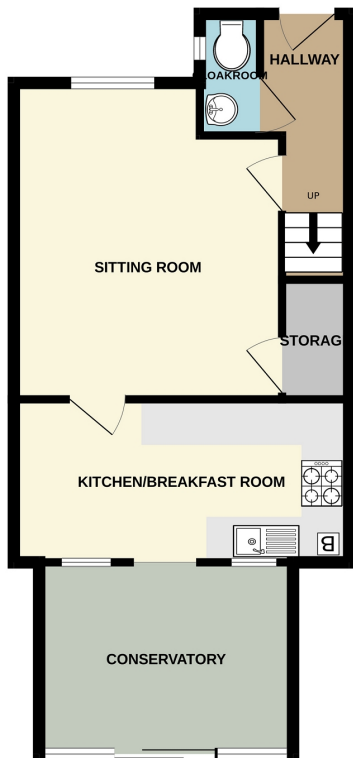
PLEASE NOTE

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.

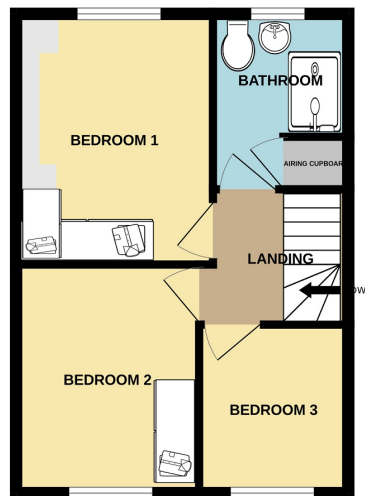
EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 855 sq.ft. (79.4 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.