

**FOR SALE**



**New Milton**

**3 Bedrooms, 1 Bathroom, Mid-Terrace House**

**Asking Price Of £279,950**

  
**MARTIN&CO**



- Three Bedrooms
- Sitting Room
- Fitted Kitchen
- Dining Room
- Gas Central Heating
- Bathroom
- Garden Room

A three bedroom, two reception room house presented in good condition with a west facing rear garden. Would also be a good investment opportunity, offering a 5% - 6% yield.

Though the wooden gate and up the path leading to front door.

**ENTRANCE HALL** Double glazed front door, understairs cupboard, ceiling light, radiator, stairs to first floor and doors leading to all ground floor rooms.

**CLOAKROOM** Comprising low level wc, wash hand basin, obscure double glazed window to front and wood effect vinyl flooring

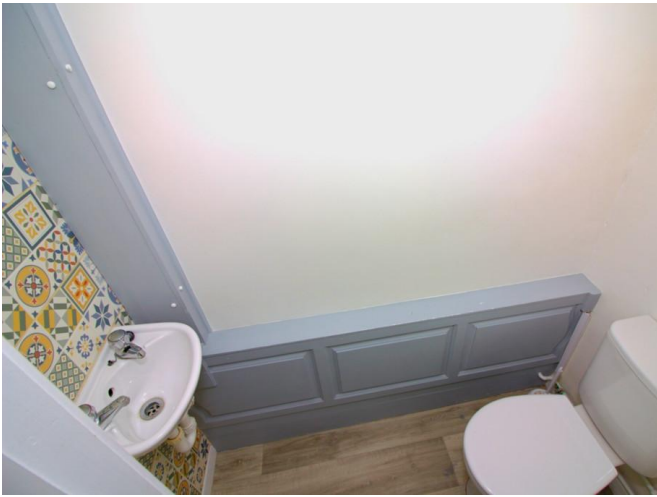
**KITCHEN** 11' 10" x 11' 0" (3.61m x 3.36m) Spacious kitchen with a good range of cream coloured base and wall units, wood effect worksurface and white tiled splash back.

There is an integrated electric oven with gas hob and extractor fan above, a stainless steel sink with mixer tap and space and plumbing for dishwasher, washing machine and freestanding fridge freezer.

Double glazed front aspect window and vinyl wood effect flooring.

**SITTING ROOM** 15' 9" x 11' 10" (4.8m x 3.61m) Spacious sitting room with carpeted floor, radiator, wall lights and double glazed sliding patio doors to rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**DINING ROOM** 11' 5" x 6' 11" (3.49m x 2.1m) With carpeted floor, ceiling light, radiator and double glazed window with rear door to garden. Could also lend itself to a study/home office or play room.

**STAIRS AND LANDING** Up the staircase in the entrance hall and onto the landing with loft hatch and doors to all first floor rooms.

**BEDROOM ONE** 12' 10" x 10' 6" (3.91m x 3.2m) Double bedroom with front aspect UPVC window, ceiling light and radiator

**BEDROOM TWO** 13' 11" x 11' 2" (4.24m x 3.4m) A second double bedroom with rear aspect, radiator and ceiling light

**BEDROOM THREE** 10' 10" x 8' 8" (3.3m x 2.64m) A generous single bedroom with built in airing cupboard housing combi boiler, UPVC rear aspect window, radiator and ceiling light

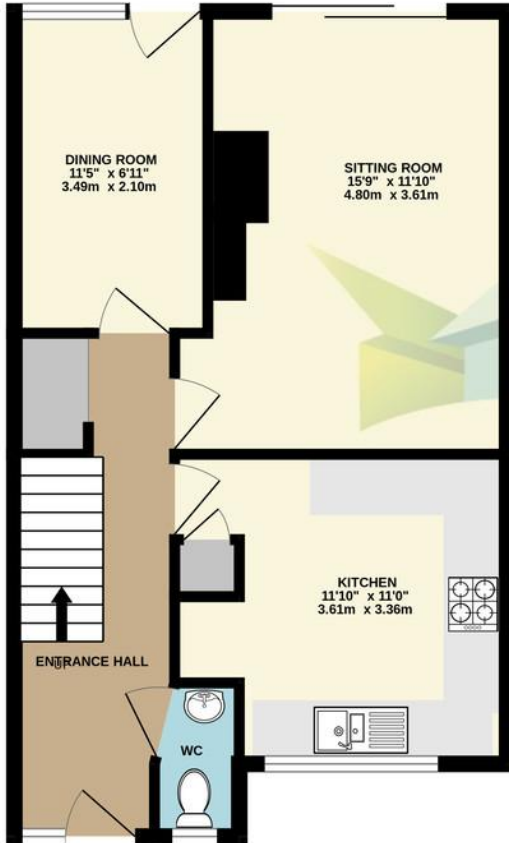
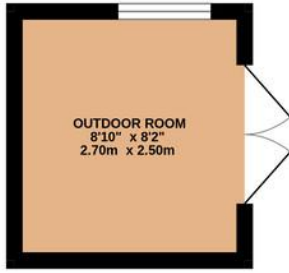
**BATHROOM** White suite comprising of bath, thermostatic mixer shower above and glass screen, pedestal hand basin, low level w.c. and ladder towel radiator. With tiled walls, wood effect vinyl flooring and obscure glazed UPVC window.

**GARDEN** The front garden is low maintenance being mainly laid to gravel with a dwarf brick boundary wall.

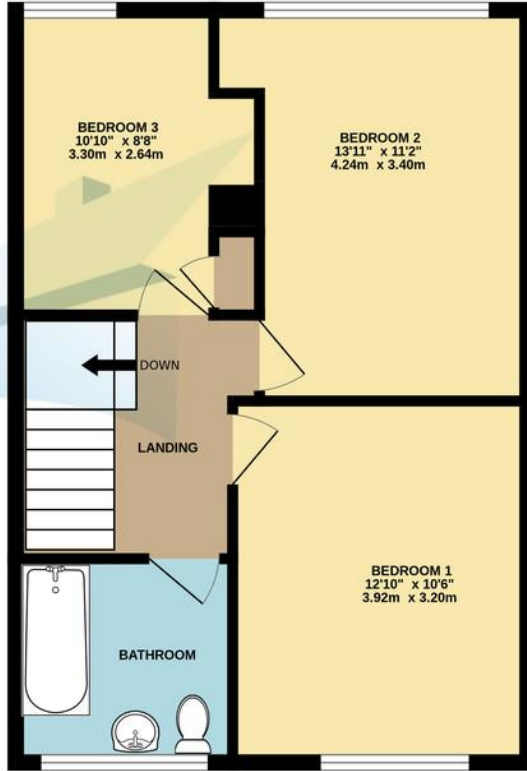
The rear garden is west facing with a patio adjacent to the house and the remainder laid to artificial grass for easy maintenance, with a garden room and a rear gate leading to a pathway running behind neighbouring properties for direct access..

**GARDEN ROOM** 8' 10" x 8' 2" (2.70m x 2.50m) Brick built with pitched roof, French doors, UPVC side window, laminate floor and downlights. Could lend itself to a utility area or home office.





GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

TOTAL FLOOR AREA : 1038 sq.ft. (96.5 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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