

20A MOUNT AVENUE
NEW MILTON, HAMPSHIRE, BH25 6NT





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New Milton, Hampshire, BH25 6NT

A delightful and characterful three double bedroom older style house offering spacious accommodation split over three floors and situated in a sought after position close to the heart of New Milton town centre within easy walking distance of the local amenities including the mainline railway station and an excellent range of local shopping. Features of the property include a large kitchen/dining room, a number of period features, gas fired central heating. off road parking and secluded gardens.

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Two First Floor Bedrooms
- Family Bathroom
- Second Floor Third Bedroom
- Off Road Parking
- Gardens



£355,000

The Property

This most attractive town centre period property is accessed via the rear with attractive entrance porch, new composite front door leading into the entrance hall, stairs to the first floor and cloakroom with WC and corner wash basin.

Sitting room with attractive walk in bay window and ornate coving.

Kitchen/dining room with floor and wall kitchen cabinets, large double-glazed sliding patio doors onto the patio and rear garden, recess and plumbing for washing machine, fitted four burner gas hob with oven under and extractor over and space for a tall fridge/freezer. There is also a new wall mounted Worcester gas fired boiler.

The master bedroom has a feature period fireplace and an attractive walk in bay window.

Bedroom two has a period fireplace and a built-in wardrobe.

Family bathroom has a matching suite in white comprising of a panel bath with shower over, wash basin and a WC.

Stairs to second floor lead to a spacious galleried landing, under eaves storage and bedroom three with a period fireplace, Velux window and a further double-glazed window.





Gardens & Grounds

To the front of the property there is a small area of off road parking being laid mainly to brick block paviour for ease of maintenance. To the rear of the property there is a good size and secluded area of garden being laid partly to lawn and partly to paving slabs. Adjoining the rear of the property there is also pedestrian rear access leading to separate parking space.

Services

Mains gas, electric, drainage and water

Council Tax Band D

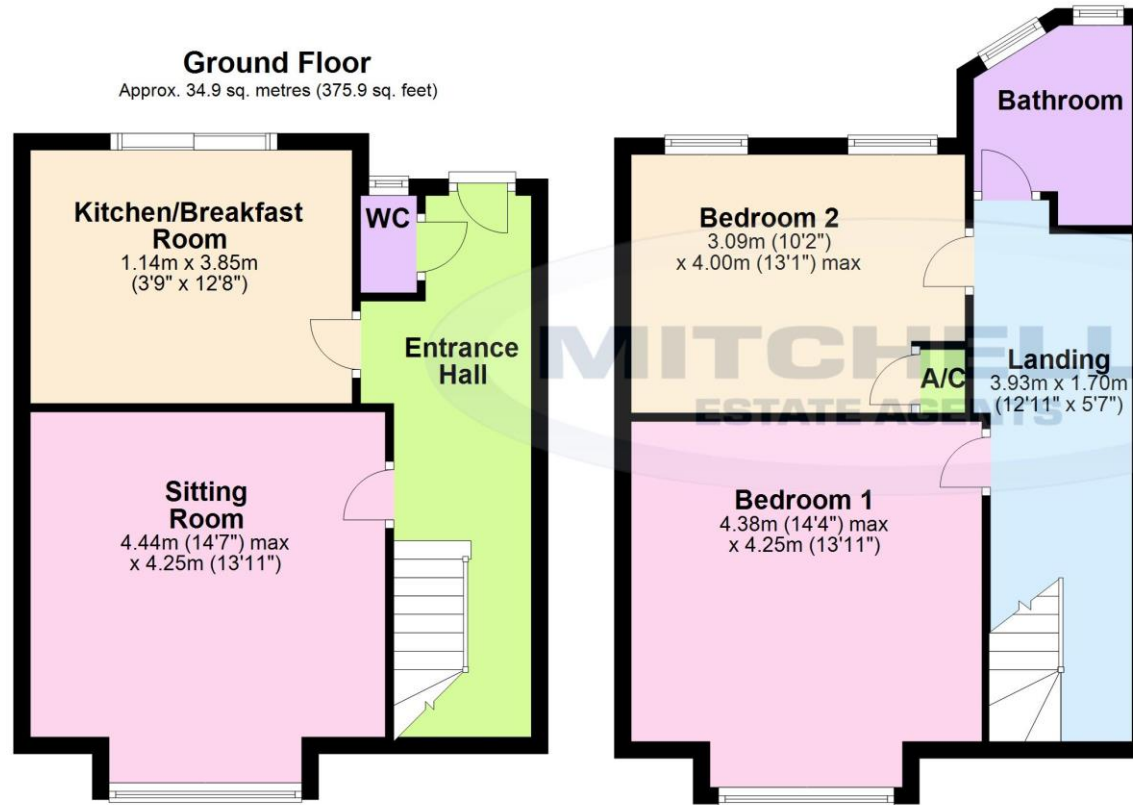
Energy Performance Rating E Current: 45 Potential: 77

First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)

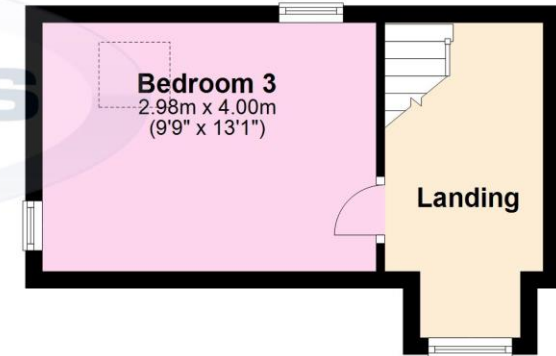
Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



Second Floor

Approx. 17.5 sq. metres (188.8 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'
Plan produced using PlanUp.

20a Mount Ave, New Milton

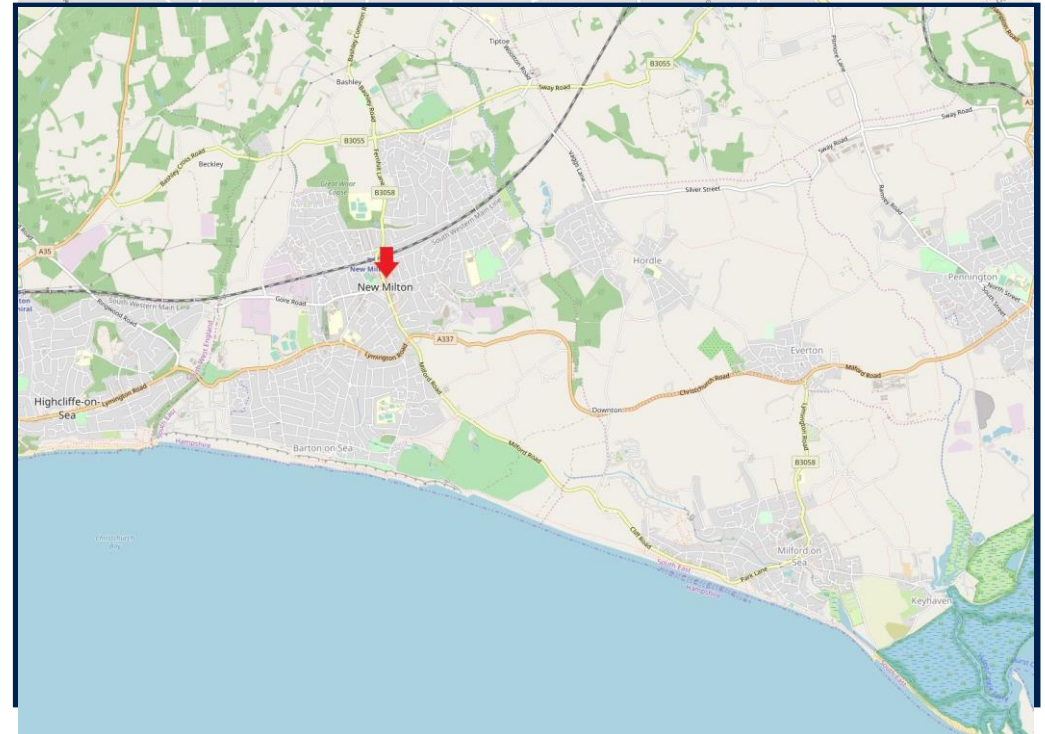
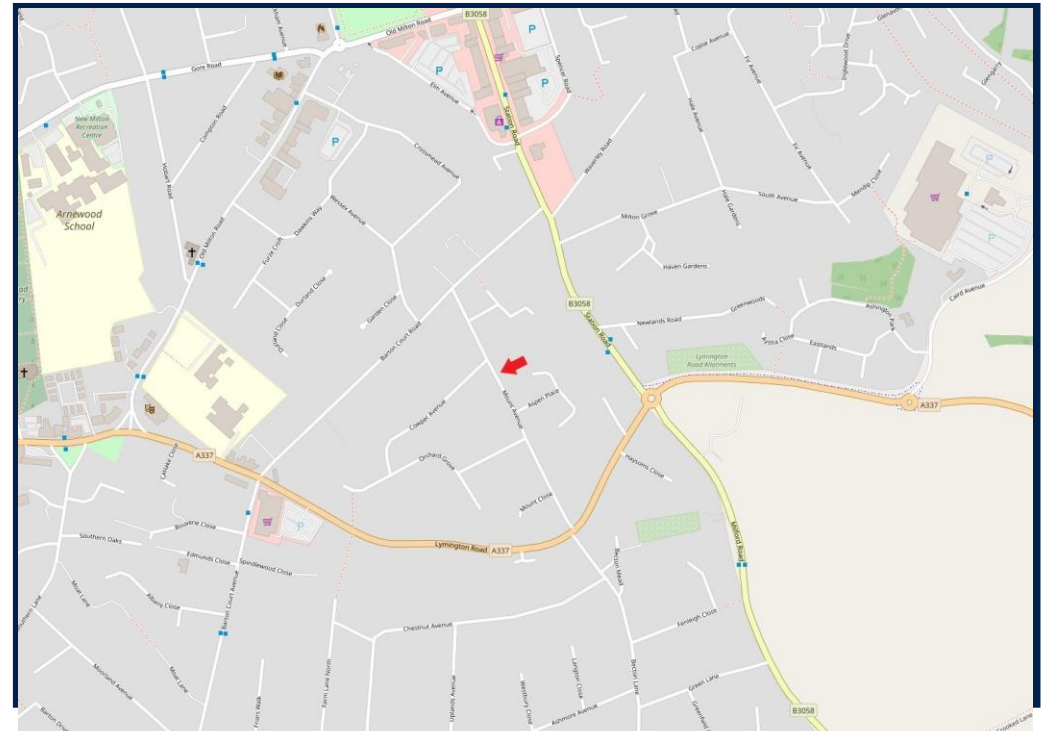


Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells turn right at the traffic lights and proceed down Station Road. Take the second right into Barton Court Road, first left into Mount Avenue where the property will be seen after a short distance on the left hand side.





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