



11 Vincent Close, New Milton, BH25 6RL

£289,950

Mitchells
1963 — TODAY



*11 Vincent Close
New Milton
Hampshire
BH25 6RL*

A modern end of terrace two bedroom house situated in a very convenient location within easy reach of New Milton town centre, the mainline railway station and the local schools. Other features of the property include a modern kitchen and bathroom, a lovely sitting room with casement doors onto the rear garden, a well landscaped rear garden enjoying a sunny south facing aspect, gas fired central heating and a private aspect to the rear.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Landing
- Two Double Bedrooms
- Bathroom
- South Facing Private Garden
- Communal Parking



The Property

Entrance hall with attractive timber effect flooring, a double glazed front door and stairs to the first floor.

Good sized sitting/dining room with attractive timber effect flooring, twin UPVC double glazed sliding patio doors to outside and a lovely private outlook over the rear garden.

Kitchen fitted with a range of modern white wall and base units with soft closing drawers and doors and a contrasting timber effect worktop with an inset sink with mixer tap over, integrated electric oven, gas hob and extractor, space for tall fridge freezer and washing machine, wall mounted Glow Worm gas fired boiler concealed in cupboard and attractive tile effect flooring.

First floor landing with trap to the roof space.

Two double bedrooms, one with a built in wardrobe.

Fully tiled bathroom fitted with a white suite comprising a panel bath with an independent shower over and glass shower screen, wash basin, WC, tiled flooring, chrome ladder style heated towel rail and an extractor fan.

Gas fired central heating and UPVC double glazing.





Gardens & Grounds

There is a small area of garden to the front mainly laid to attractive decorative stone.

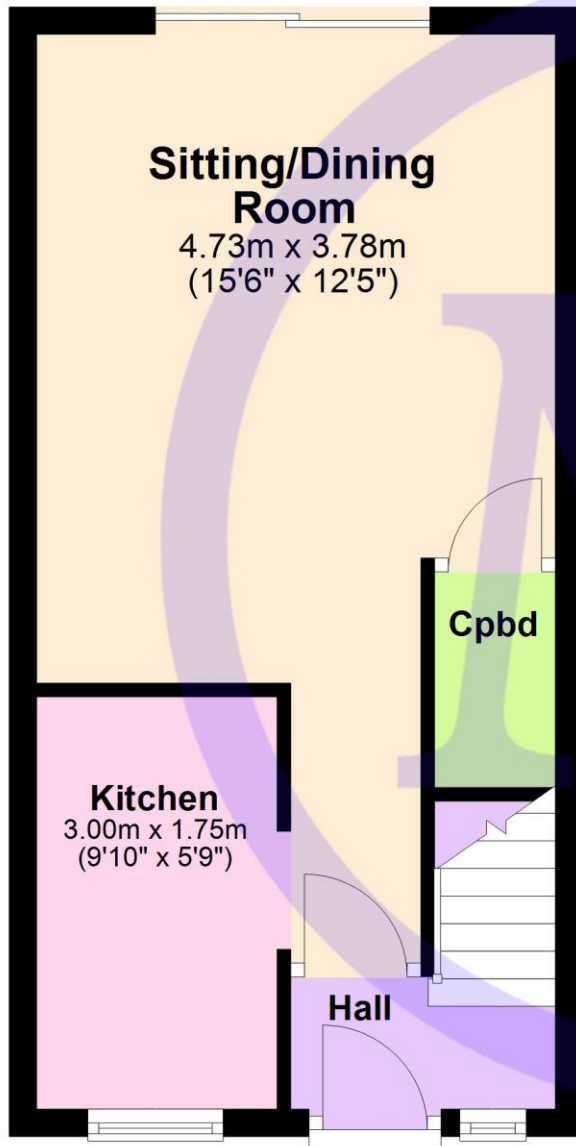
The rear garden is a particular feature having recently been landscaped with a good sized area of high quality patio, a central artificial lawn with decorative brick edging, a large timber garden shed and all enjoying a sunny south facing aspect and a good degree of privacy.

Services

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating D

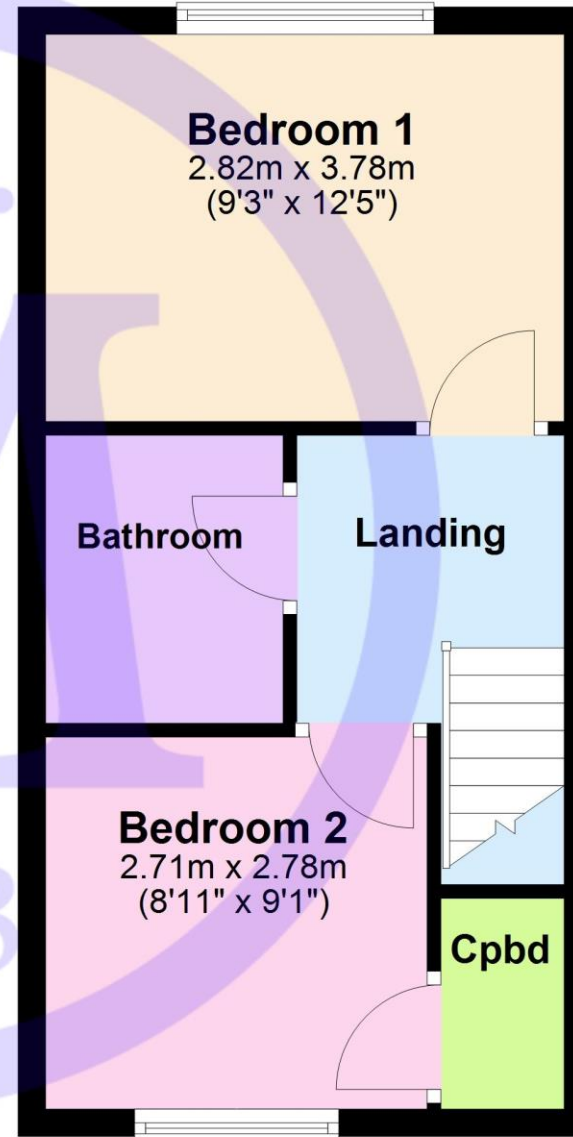
Ground Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 59.2 sq. metres (637.3 sq. feet)

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 proceed along Old Milton Road. At the roundabout continue straight across and take the first turning right into Gore Road. Take the second right into Vincent Road and the first right into Vincent Close where the property will be found in the far right corner.





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