



8 Nelson Close, New Milton, BH25 5LU

£250,000

Mitchells
1963 — TODAY



*8 Nelson Close
New Milton
Hampshire
BH25 5LU*

A bright and airy three bedroom family house situated in a convenient position within easy reach of New Milton town centre, the mainline railway station and the local schools. Other features of the property include a south facing garden to the rear, a good sized double aspect sitting/dining room and gas fired central heating.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Landing
- Three Bedrooms
- Bathroom
- Private Gardens



The Property

Entrance hall with tile effect flooring, stairs to the first floor, understairs storage cupboard and UPVC double glazed front door.

Good sized double aspect sitting/dining room with a pleasant outlook to the rear over the garden.

Kitchen fitted with a range of timber wall and base units with a contrasting dark worktop and an inset sink unit with mixer tap over, integrated electric oven, hob and extractor, space for washing machine and tall fridge freezer, part tiled walls, tile effect flooring, wall mounted Vaillant gas fired boiler, UPVC double glazed door to outside and a lovely outlook over the rear garden.

First floor landing with trap to the roof space and airing cupboard.

Three bedrooms, one with built in storage.

Fully tiled bathroom fitted with a white suite comprising a panel bath with an independent Triton shower over, wash basin, WC, tile effect flooring, chrome ladder style heated towel rail and a wall mounted electric heater.

Gas fired central heating & UPVC double glazing.





Gardens & Grounds

The front garden is laid mainly to lawn for ease of maintenance with a pathway leading to the front door.

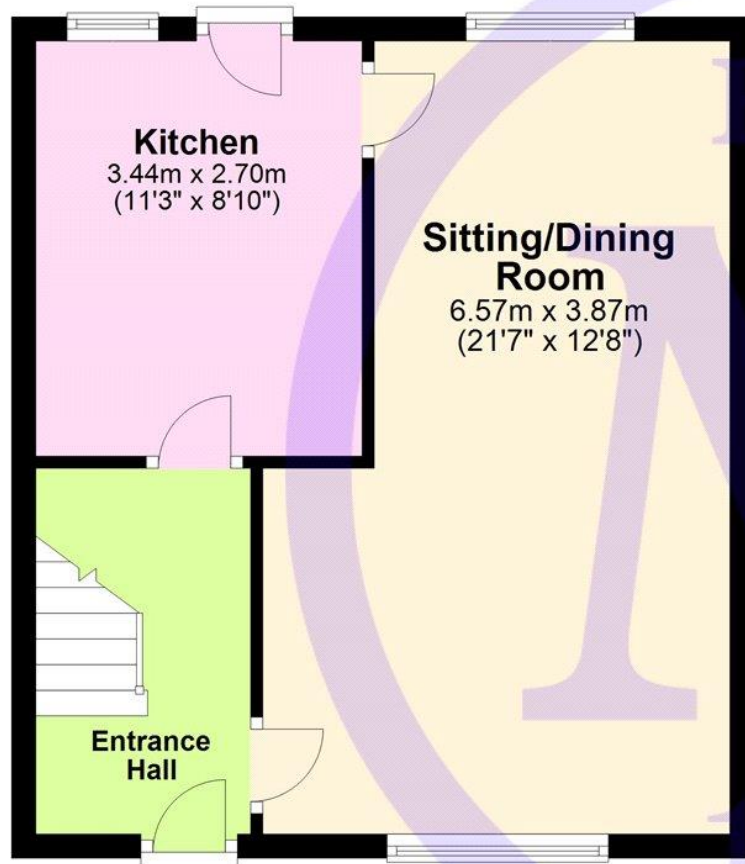
The rear garden enjoys a sunny southerly aspect with a good sized area of textured paved patio adjoining the rear of the property with the remainder laid mainly to lawn, a timber providing rear access and a useful garden store.

Services

- Mains gas, electric, drainage and water
- Council Tax Band B
- Energy Performance Rating To be confirmed

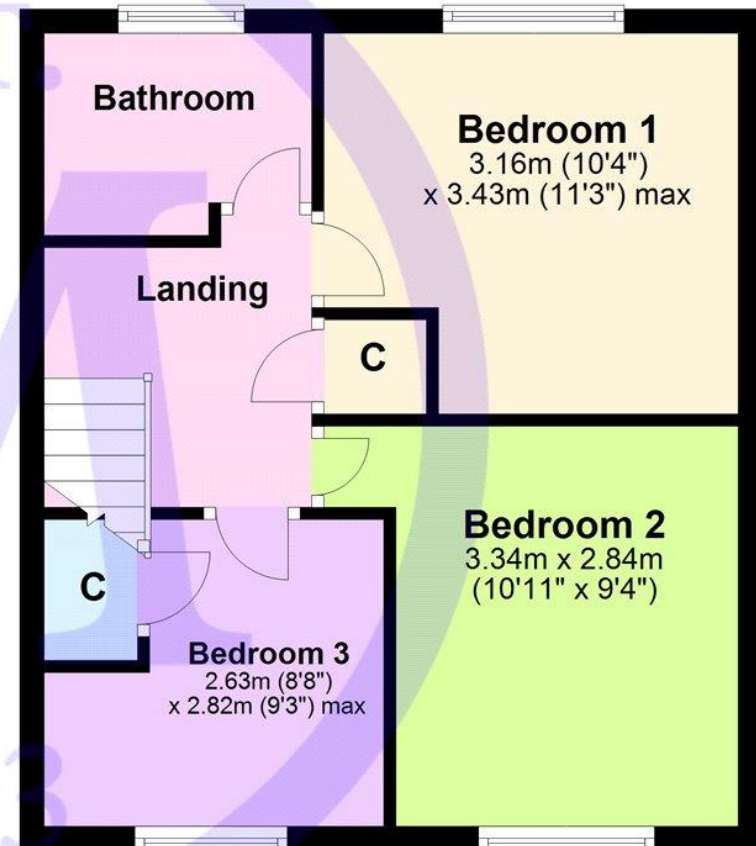
Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 75.7 sq. metres (814.9 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.

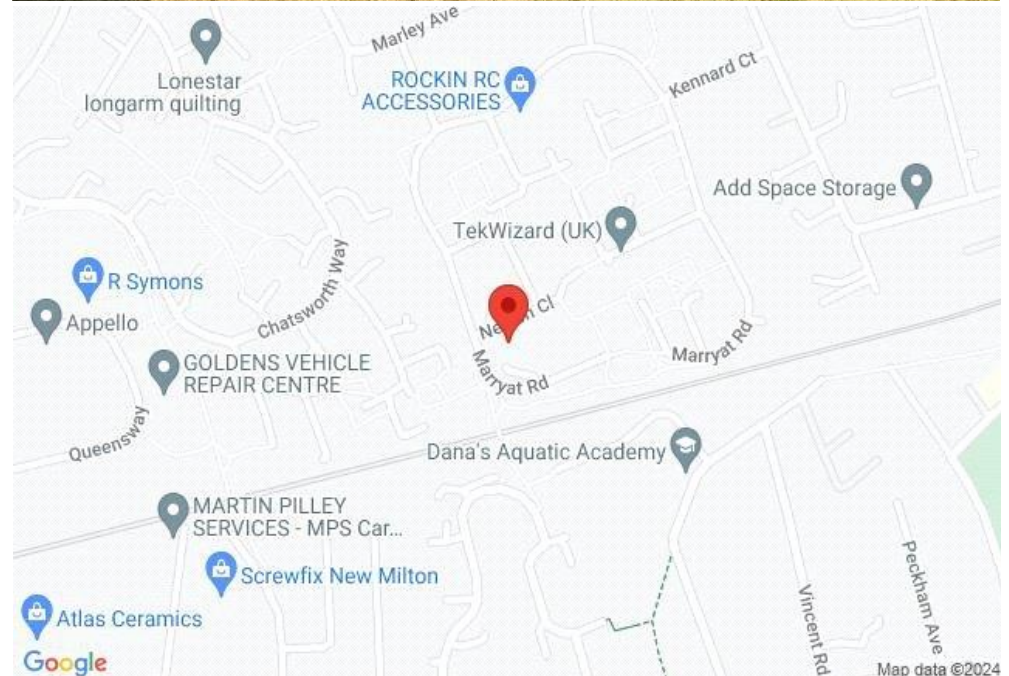
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Situation

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 left at the traffic lights and proceed over the railway bridge. Take the first turning left into Avenue Road. At the end bear right into Kennard Road. Take the fourth turning left into Kennard Court. At the T junction bear right into Marryat Road and the third left into Nelson Close where the property will be found on the right hand side.





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