



1 Caird Avenue, New Milton, BH25 6BE

£235,000

Mitchells
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*1 Caird Avenue
New Milton
Hampshire
BH25 6BE*

This fantastic first floor apartment is situated approximately halfway between New Milton town centre and the main supermarkets. The property offers bright and airy accommodation with benefits including its own private front door, windows all around and a long lease of over 900 years.

- Entrance Hall
- First Floor Landing
- Sitting Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Private Garden
- Driveway
- Long Lease
- Vendor Suited



The Property

Entrance hall with carpeted flooring, cupboard housing electrical consumer unit and electric meter, stairs to first floor landing, radiator and a large UPVC window.

First floor landing has an extremely spacious room with three large UPVC windows and currently used as a dining hall with space for a two seater table and chairs, single radiator, hatch to roof space with drop down ladder, airing cupboard housing the modern Worcester combination boiler and plenty of shelves for storage and Hive central heating controls.

Spacious sitting room with ample space for L shaped sofa or three piece suite, TV aerial point, feature fireplace, timber mantle and surround, tile effect backing and a large picture window with a bright southerly aspect.

The kitchen is fitted with a fantastic range of timber effect wall and base units with a contrasting granite effect worktop, ceramic one and a half bowl sink with mixer tap over and draining, integrated under counter oven, four burner gas hob with extractor fan over, integrated fridge freezer and space and plumbing for a washing machine and dishwasher or tumble drier. The kitchen also has a bright and sunny southerly aspect.

There are two fantastic double bedrooms with the master being situated at the front of the property with space for a king sized double bed and wardrobes. Bedroom two is situated on the southerly aspect with space for a double bed and bedside cabinets.

Family bathroom has a modern suite comprising a panel bath with a mixer tap over and handheld shower attachment, pedestal wash hand basin, WC, part tiled walls, UPVC window, heated towel rail and pebble effect lino flooring.





Gardens & Grounds

The front of the property is an area of well maintained and colourful private garden adjoining the driveway with parking for two vehicles.

The property must be viewed to be fully appreciated.

Services

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

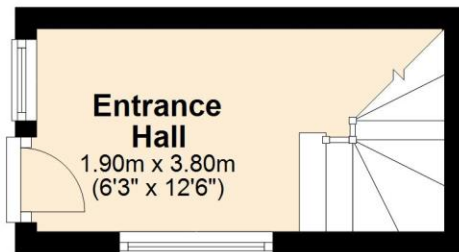
First Floor

Approx. 75.2 sq. metres (809.3 sq. feet)



Ground Floor

Approx. 7.2 sq. metres (77.7 sq. feet)



Total area: approx. 82.4 sq. metres (887.0 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.'

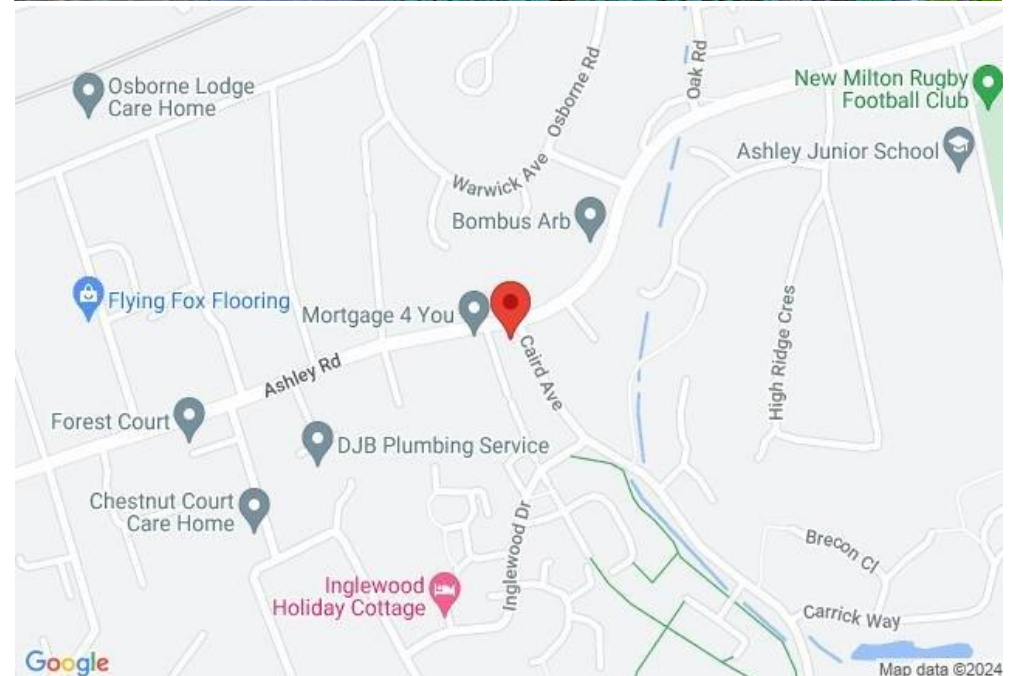
Plan produced using PlanUp.

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 across the traffic lights into Ashley Road, continue for approximately $\frac{1}{4}$ of a mile, turn right into Caird Avenue and the property will be found immediately on your right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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