



1 Franklin Road, New Milton, BH25 5EF

£350,000

Mitchells
1963 — TODAY



*1 Franklin Road
New Milton
Hampshire
BH25 5EF*

An older style three bedroom semi detached family house set on a good sized mature plot on a popular residential location within easy reach the local schools, the town centre and railway station. Other features of the property include flexible ground floor accomodation, good sized kitchen and scope for further extension if required.

- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Gym
- Bathroom
- Landing
- Three Bedrooms
- Off Road Parking
- Private Gardens



The Property

Entrance hall with UPVC double glazed front door and stairs to the first floor

Sitting room with timber effect flooring, feature UPVC double glazed bay window, recess woodburning stove and useful understairs storage area.

Good sized kitchen fitted with a range of timber effect wall and base units, timber effect worktop, corner sink unit with a mixer tap over, integrated double electric oven, four burner gas hob, space for dishwasher, tall fridge freezer, breakfast bar, space for washing machine and twin UPVC double glazed casement doors onto the rear garden.

Lobby with larder cupboard and space for tall fridge freezer.

Separate dining room with UPVC casement door onto the rear garden.

Ground floor cloakroom fitted with a white suite comprising of a WC and wash hand basin.

Carport converted into a gym which would be ideal for a home office.

Fully tiled bathroom fitted with a white suite comprising of a spa bath with independent Mira shower over, wash basin with storage beneath, WC, tiled flooring and extractor fan.

First floor landing with trap to roof space.

Three first floor bedrooms including the superb master bedroom.





Gardens & Grounds

The property sits on a good sized mature plot with the front garden benefitting from an area of tarmac hardstanding providing off road parking and mature hedging giving privacy from the road.

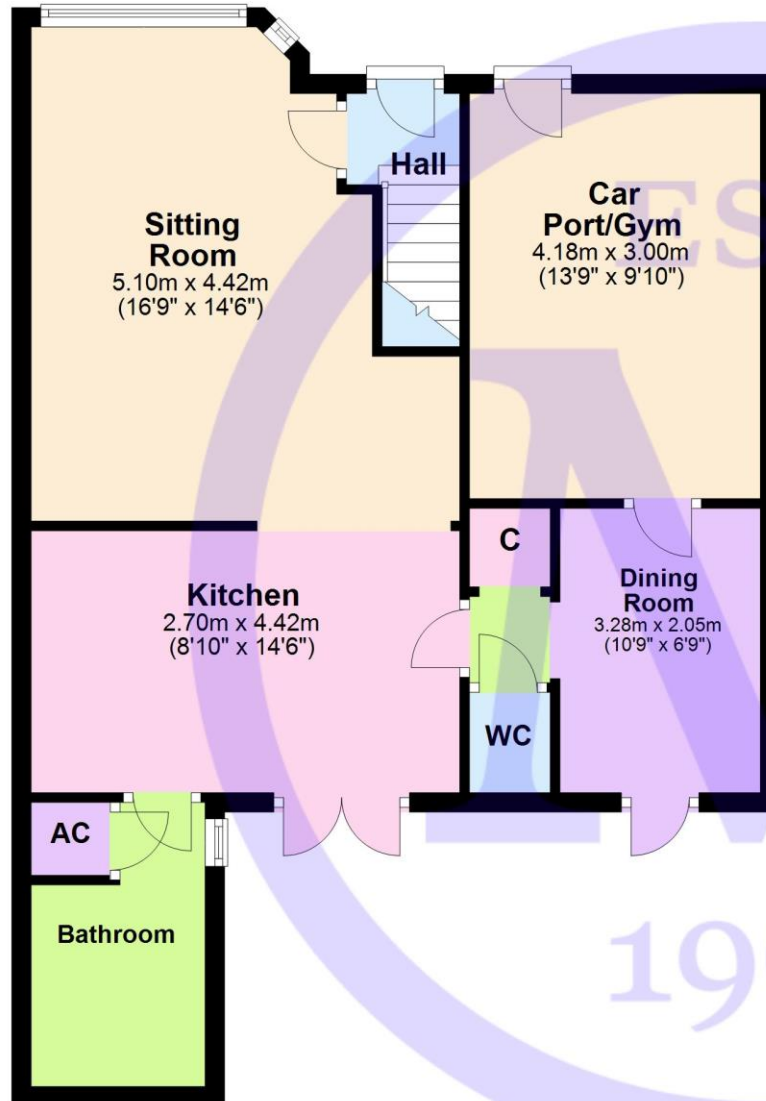
The rear garden is a good size and is mainly laid to lawn with areas of raised decking, outside dining area all enjoying a good degree of privacy.

Services

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

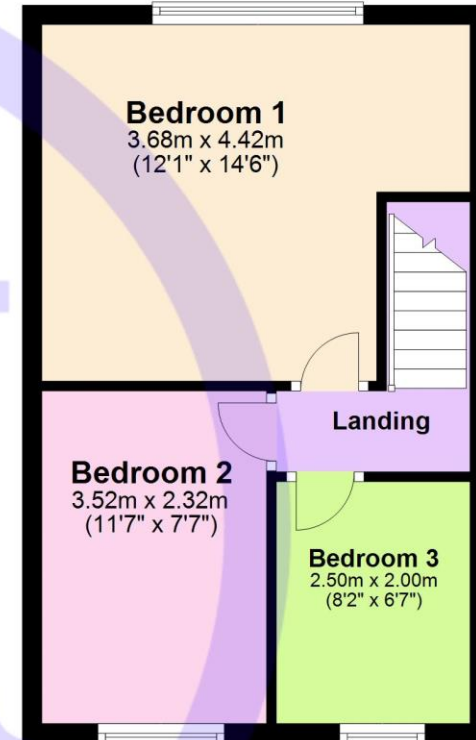
Ground Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



Total area: approx. 93.6 sq. metres (1007.6 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.

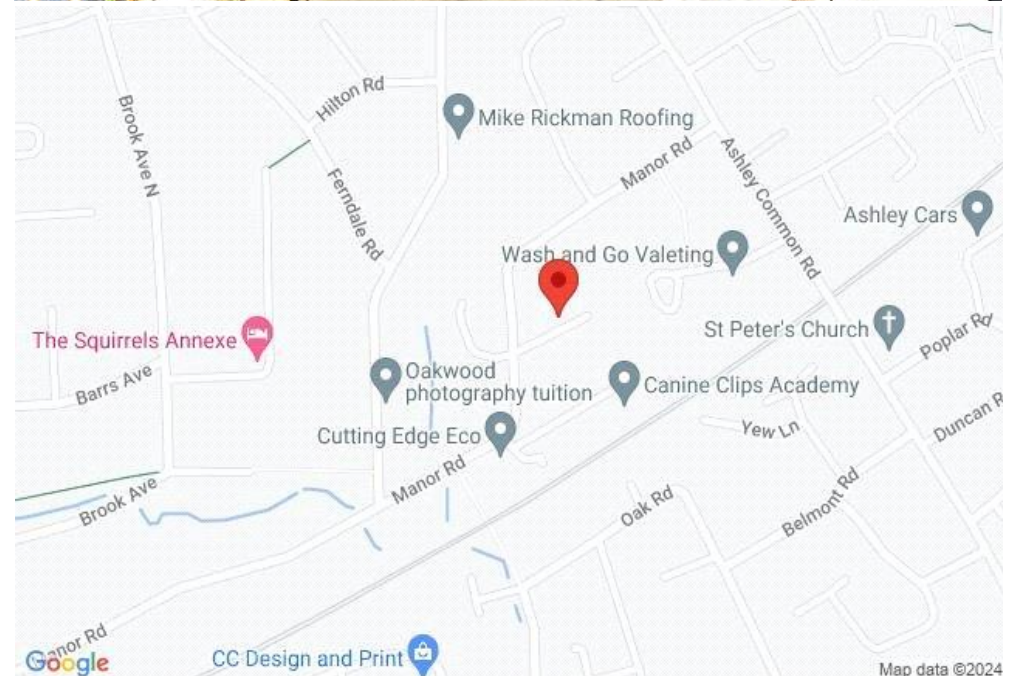
1 Franklin Road, New Milton

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 left at the traffic lights proceed over the railway bridge and take the first right onto Manor Road. Take the second Right onto Franklin Road where the property will be found on the left hand side.





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