



*19 Marryat Road, New Milton, BH25 5LW*

£307,500

**Mitchells**  
1963 — TODAY







*19 Marryat Road  
New Milton  
Hampshire  
BH25 5LW*

A well-presented three bedroom mid-terraced family house situated in a convenient residential location within easy reach of the town centre, the mainline railway station and the local schools. Other features of the property include a good sized garden to the rear enjoying a sunny aspect, off road parking to the front, a modern kitchen and bathroom and a large double aspect sitting/dining room.

- Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Ground Floor Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with a UPVC double glazed front door, boiler cupboard housing the wall mounted gas fired boiler and timber effect flooring.

Ground floor cloakroom fitted with a white suite.

Large double aspect sitting/dining room with a lovely private outlook over the rear garden.

Modern kitchen fitted with a range of cream wall and base units with soft closing drawers and doors and a contrasting dark timber effect worktop with an inset sink unit with mixer tap over, integrated electric oven and hob, space for washing machine and tall fridge freezer, attractive tiled flooring, casement door to outside and a lovely outlook over the rear garden.

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

Three bedrooms, two with built in storage.

Fully tiled bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over, wash basin, WC and tiled flooring.







## *Gardens & Grounds*

The front is laid almost entirely to shingle providing off road parking for up to four vehicles.

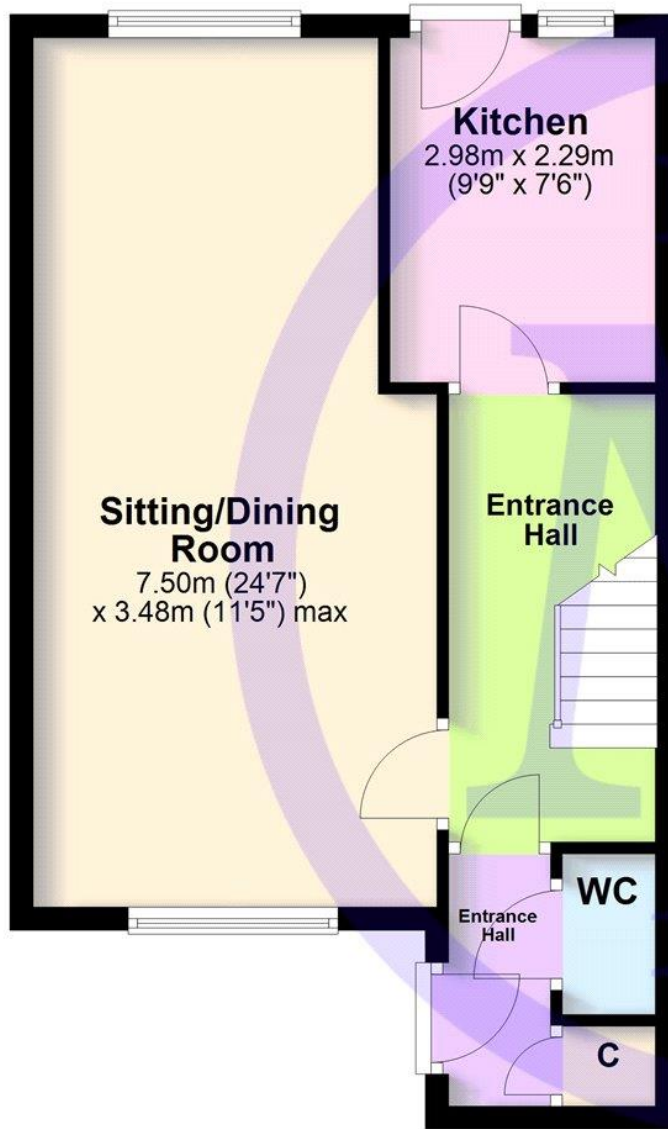
The rear garden is a particular feature of the property with an area of textured paved patio adjoining the property, two areas of lawn, flower and shrub borders, greenhouse, timber garden shed, further garden store, a timber gate providing rear access and a sunny aspect.



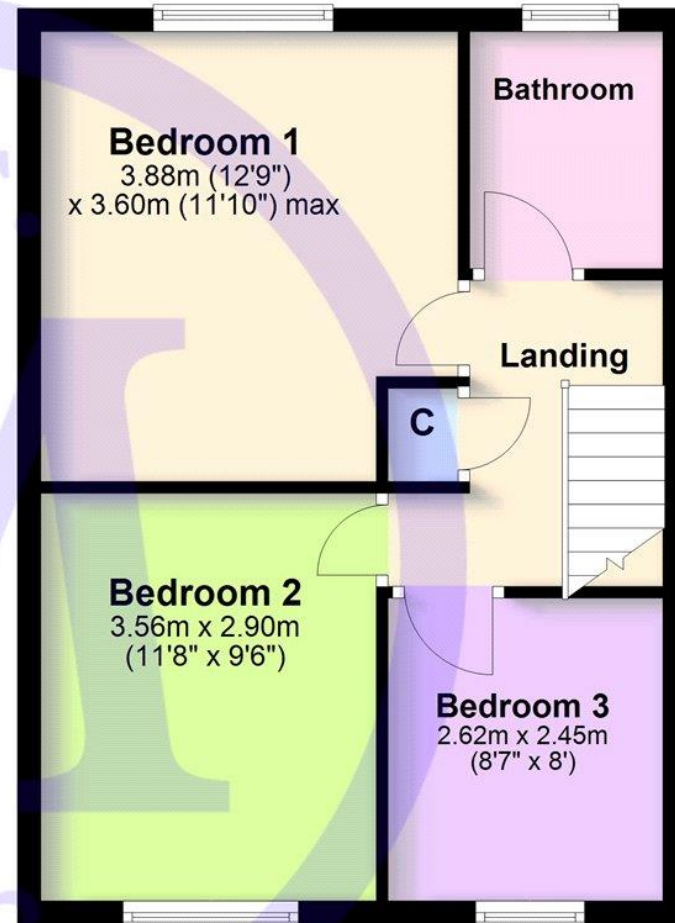
## *Services*

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

## Ground Floor



## First Floor



'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.

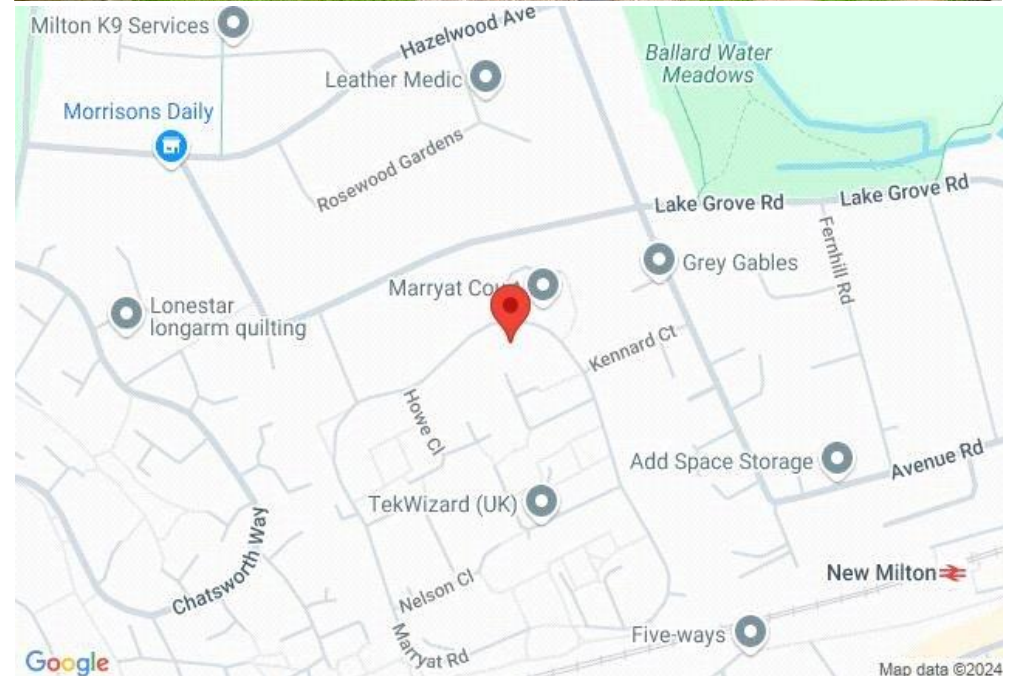


## Situation

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 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 third turning left into Kennard Court. Bear right into Marryat Road where the property will be found on the left hand side.







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