



34 Miller Close, New Milton, BH25 5AT

£300,000

Mitchells
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*34 Miller Close
New Milton
Hampshire
BH25 5AT*

A characterful two double bedroom semi-detached house set on a good sized plot in a popular and convenient position within easy reach of the local shops and schools. The property has been well maintained and improved throughout and other features include a superb large kitchen/breakfast room, a lovely double aspect sitting room with sliding doors onto the garden, a ground floor cloakroom, a modern shower room, off road parking and scope for extension, if required, subject to any necessary permissions.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- Landing
- Two Double Bedrooms
- Shower Room
- Off Road Parking
- Private Gardens



The Property

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

Lovely double aspect sitting room with a useful under stairs storage cupboard, contemporary radiator and a UPVC double glazed casement door and patio doors to outside and a lovely outlook over the rear garden.

Good sized kitchen/breakfast room with a good range of timber effect wall and base units with a contrasting dark worktop and an inset sink unit, space for washing machine, cooker, tumble dryer and tall fridge freezer, attractive floor tiling, part tiled walls, a lovely outlook to the front, ample room for kitchen table and a useful under stairs storage cupboard.

Ground floor cloakroom recently refitted with a modern white suite comprising a WC, wash hand basin with storage beneath, attractive timber effect flooring and a wall mounted Worcester gas fired boiler.

First floor landing with trap to the roof space.

Two first floor double bedrooms both with built in storage.

Modern white shower room comprising a large fully tiled shower cubicle with thermostatic control shower, wash basin, WC, timber effect flooring and a chrome ladder style heated towel rail.

UPVC double glazing and gas fired central heating.

An internal viewing is strongly recommended.





Gardens & Grounds

The front garden is laid mainly to hard standing providing off road parking for two vehicles and a timber gate provides side access.

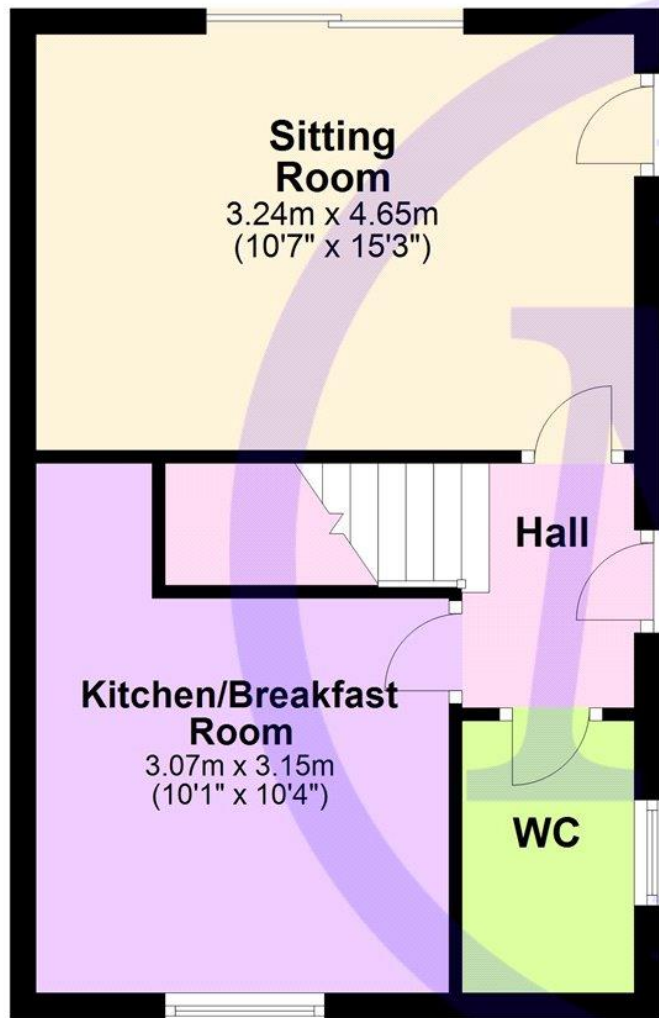
The rear garden is a good size and is laid mainly to lawn with raised borders, storage cupboard, a good degree of privacy and a sunny south-westerly aspect.

Services

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

Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 71.7 sq. metres (772.2 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

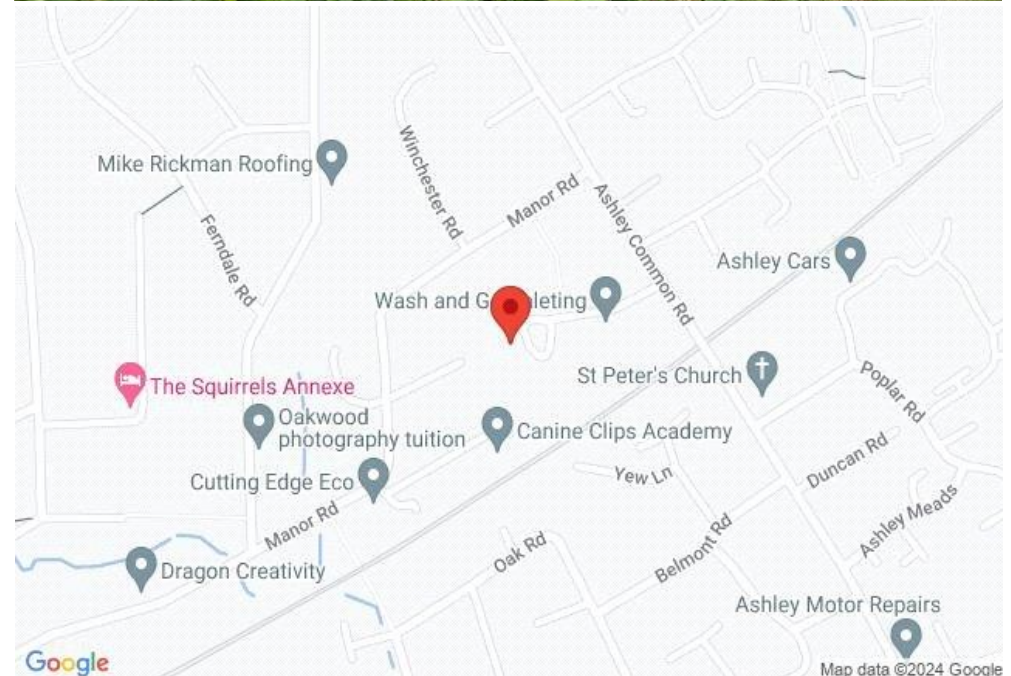
Plan produced using PlanUp.

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 through the next set of lights. Upon reaching the village of Ashley turn left at the crossroads into Ashley Common Road. Continue across at the next junction and take the second left into Miller Close. Bare right where the property will be found on the right hand side.





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