



*9 Wagtail Drive, New Milton, BH25 6RE*

*£290,000*

**Mitchells**  
1963 — TODAY



*9 Wagtail Drive  
New Milton  
Hampshire  
BH25 6RE*

A modern three bedroom mid terrace house situated in a convenient location within easy reach of the local schools, New Milton town centre and the mainline railway station. Other features of the property include a superb large UPVC double glazed conservatory, a good sized sitting/dining room, gas fired central heating, off road parking, south westerly facing rear garden and the property is offered with no forward chain.

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



## The Property

Entrance porch with UPVC double glazed windows and tiled flooring.

Hall with stairs to the first floor and floor tiling.

Good sized sitting/dining room with timber effect flooring and UPVC double glazed casement doors through to the superb large UPVC double glazed conservatory with low level cavity brick walls, a pitched glass roof and twin casement doors onto the rear garden.

Kitchen fitted with a range of white wall and base units with soft closing drawers and doors and a contrasting dark worktop with an inset sink unit with a mixer tap over, wall mounted glow worm gas fired boiler, integrated electric oven, gas hob and extractor, space for a tall fridge freezer and washing machine, part tiled walls, tiled flooring and an outlook to the front.

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

Three bedrooms.

Bathroom fitted with a white suite comprising a bath with a mixer tap and independent shower over, wash basin and part tiled walls.

Separate cloakroom fitted with a white suite.





## *Gardens & Grounds*

The front garden is laid to block paviour providing off road parking for two vehicles.

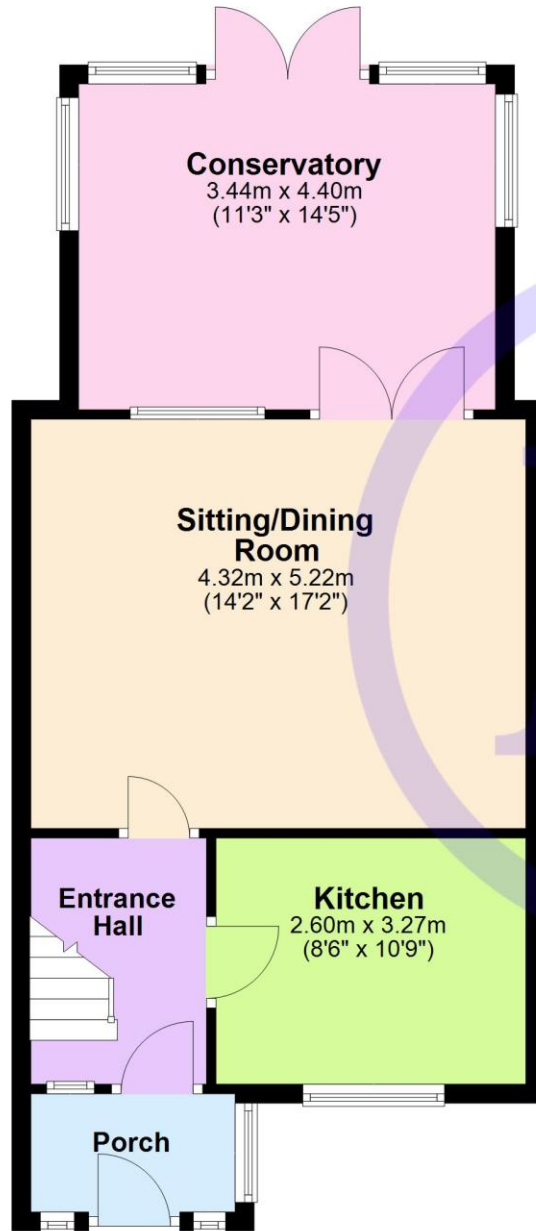
The rear garden is laid mainly to lawn with a garden shed, gate providing rear access, a good degree of privacy and a sunny south westerly aspect.

## *Services*

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

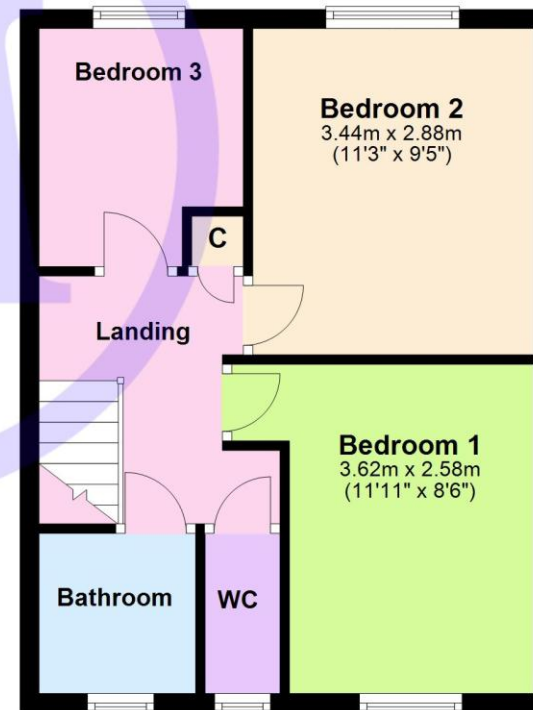
## Ground Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



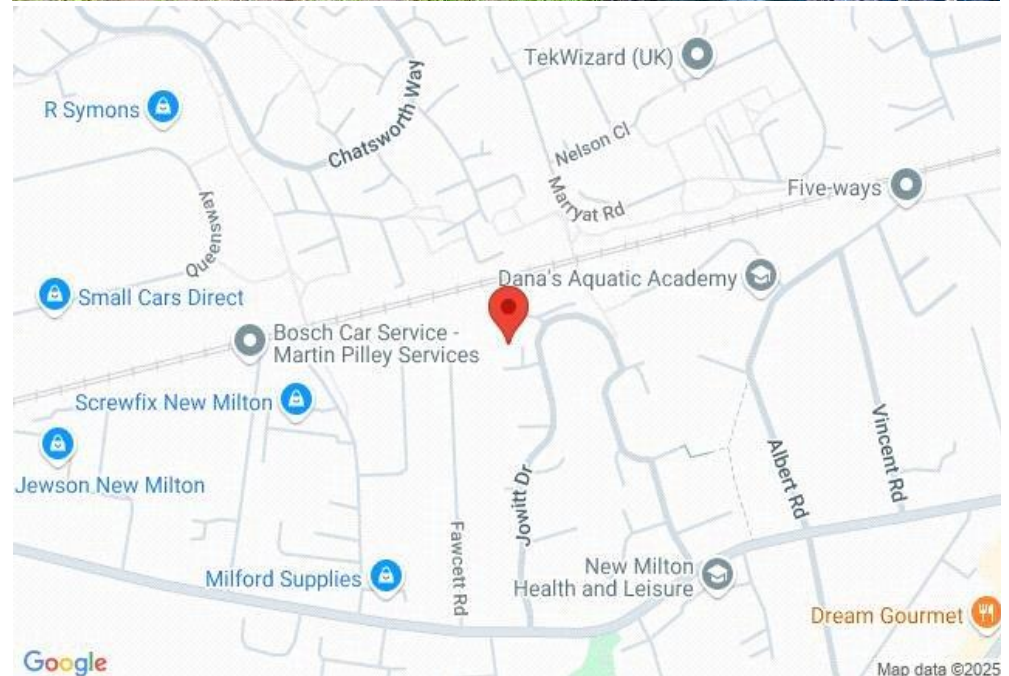
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## Situation

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 proceed along Old Milton Road. Continue straight across at the roundabout and take the first turning right into Gore Road. Take the fifth turning right and then the second left into Wagtail Drive where the property will be found ahead of you.





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