



5A Gore Road, New Milton, BH25 6RP

£359,950

Mitchells
1963 — TODAY



*5A Gore Road
New Milton
Hampshire
BH25 6RP*

A fantastic opportunity to purchase this three bedroom two reception room detached house situated within level walking distance of New Milton town centre and the mainline railway station. The property has been offered with no forward chain and other features include three good size bedrooms, a large sitting/dining room, a kitchen/breakfast room, a family bathroom with a separate WC, private gardens and a detached double garage.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Three Good Sized Bedrooms
- Family Bathroom
- Separate WC
- Private Gardens
- Detached Double Garage
- No Forward Chain



The Property

Entrance porch with a UVPC double glazed front door, a cupboard housing the electrical unit, a central heating thermostat, a useful understairs storage cupboard and stairs leading to the first floor.

Kitchen/breakfast room with tile effect flooring, part tiled walls, a generous range of timber wall and base unit with contrasting marble effect worktop, a stainless steel sink unit with a mixer tap over and drainer, space and plumbing for a freestanding dishwasher, a washing machine and a gas oven with four burner hob and extractor fan over, integrated fridge/freezer and a door leading through to the lobby.

Ground floor WC with tile effect floor flooring, fully tiled walls and suite comprising a WC, wall hung wash hand basin with mixer tap over, a UVPC double glazed window and a radiator.

Generous sitting room/dining room with a sunny double aspect, a feature fireplace with an inset gas flame effect fire, a pleasant outlook to the front and sliding doors leading to the conservatory.

Conservatory with a triple polycarbonate roof, a radiator and double casement doors onto the rear garden.

First floor landing with hatch to roof space

Bedroom one with an outlook to the front and a built-in triple wardrobe.

Bedroom two enjoys a pleasant outlook to the rear and a built-in triple wardrobe.

Bedroom three is a large single bedroom, but would also make a good sized study and benefits from a cupboard over the stairs and an additional single wardrobe.

Family bathroom with fully tiled floors, fully tiled walls and suite comprising a panel bath with a mixer tap over, handheld shower attachments and glass shower screen, pedestal wash hand basin, a UVPC double glazed window, a radiator and a cupboard housing the modern Worcester Bosch central heating boiler.

Separate WC with tiled flooring and a UVPC double glazed window.





Gardens & Grounds

To the front of the property is a generous area of lawn with mature hedging and close board fencing providing excellent privacy from the road, timber gate and a tarmac drive leading down to the detached double garage with pitched roof, twin timber double doors and power which measures approximately 5.89m x 6.15m.

To the rear of the property is a private courtyard style garden with mature shrubs giving excellent privacy and an area of block paved patio.

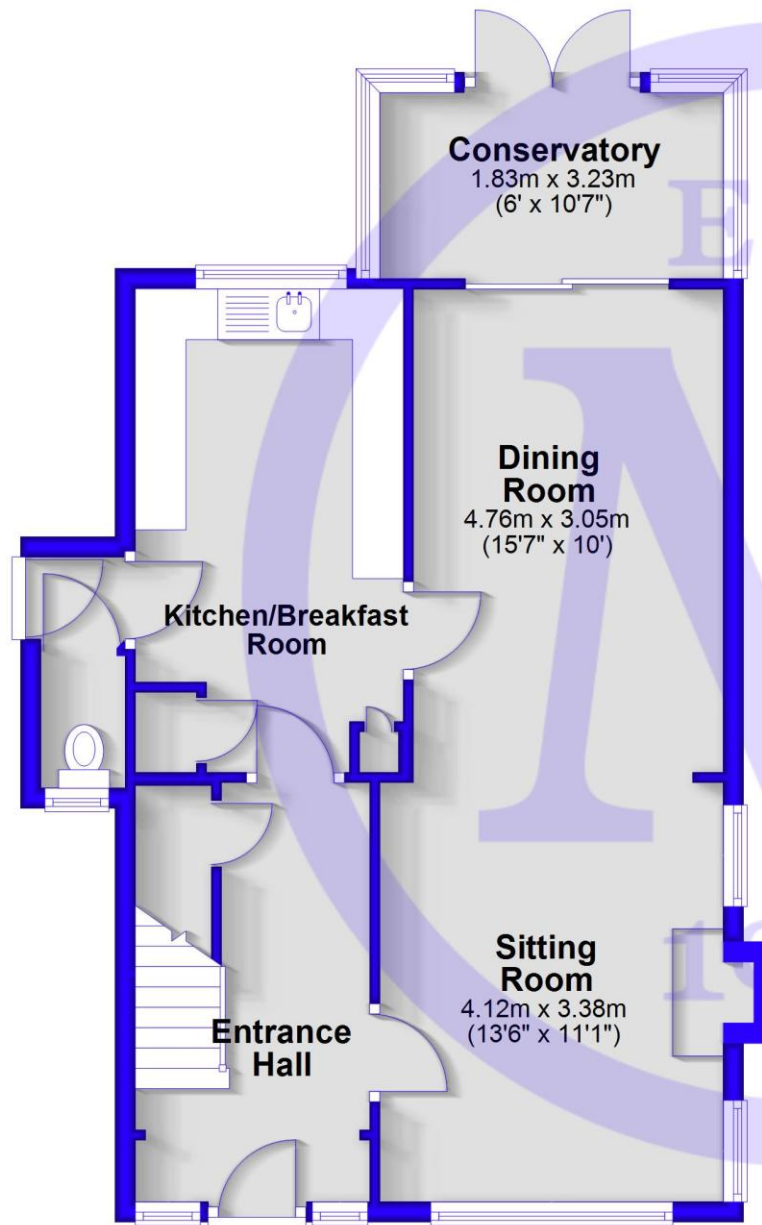


Services

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

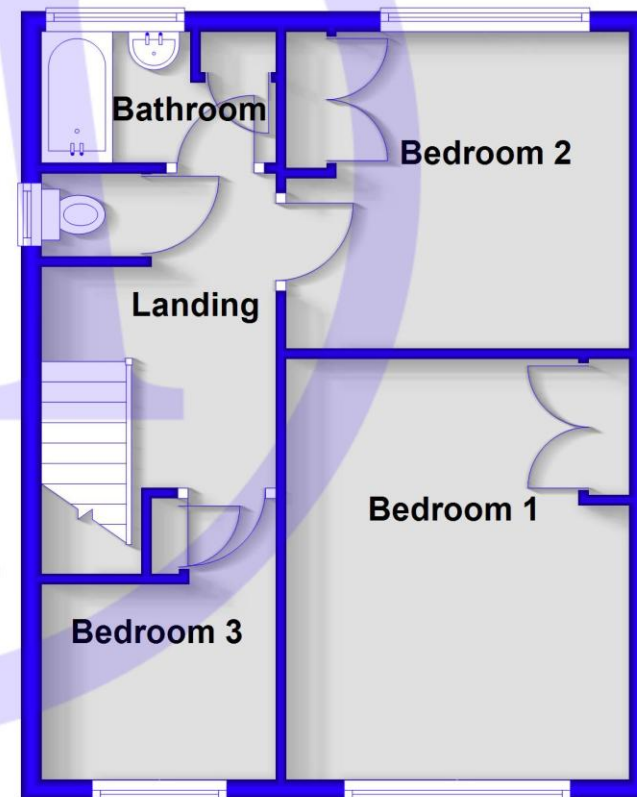
Ground Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 104.6 sq. metres (1126.0 sq. feet)

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. At the roundabout continue straight across and take the first right into Gore Road where the property will be found on the left hand side.





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