



37 Vincent Road, New Milton, BH25 6SN

£410,000

Mitchells
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*37 Vincent Road
New Milton
Hampshire
BH25 6SN*

A fantastic opportunity to purchase this three bedroom semi-detached house, situated within walking distance of New Milton town centre and the mainline railway station. The property has been finished to an exceptionally high standard and offers a large sitting/dining room, a high specification kitchen, a ground floor WC, three good sized bedrooms, a modern shower room, a spacious west-facing garden, a driveway, and a garage. Vendor suited.

- Entrance Hall
- Sitting/Dining Room
- High Specification Kitchen
- Ground Floor WC
- Three Good Sized Bedrooms
- Modern Shower Room
- West-Facing Rear Garden
- Driveway
- Garage
- Motivated Seller
- Central Location



The Property

Entrance hall with timber effect flooring and stairs leading to the first floor landing.

Sitting room with a continuation of the timber effect flooring, a pleasant double aspect with a feature bay window, a feature fireplace, and leading through to the dining area.

Dining room with a Velux window and doors leading onto the landscaped rear garden.

A modern kitchen with a generous range of modern grey gloss units, a contrasting Quartz worktop, a tiled splashback, a Velux window with an outlook over the rear garden, a four burner induction hob with an extractor fan over, a raised double oven, an integrated tall fridge/freezer, an integrated dishwasher, space and plumbing for a washing machine and tumble dryer, an under counter drinks fridge, and a one and a half bowl sink unit with a mixer tap over.

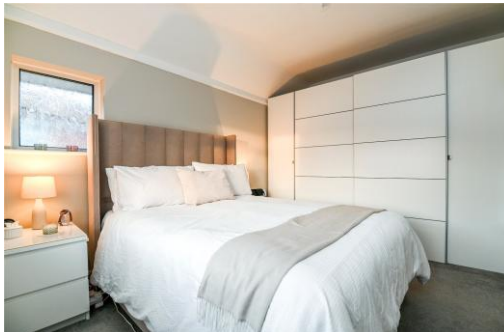
Ground floor WC with timber effect flooring, a radiator, and a pedestal wash hand basin.

First floor landing with a trap to the roof space and an airing cupboard housing a modern Worcester gas fired central heating boiler.

Three good sized bedrooms, with both bedrooms one and two benefiting from wardrobes.

A modern shower room with fully tiled flooring and walls, an extractor fan, UPVC double glazed windows, and a modern suite comprising a WC, a wall-hung wash hand basin with a mixer tap over and drainer, a walk-in shower with a fitted glass shower screen, and a thermostatically controlled shower.





Gardens & Grounds

To the front of the property is a large area of shingle driveway providing off road parking for at least four to five cars, as well as access to the garage with an up and over door. A paved patio pathway leads to the front door.

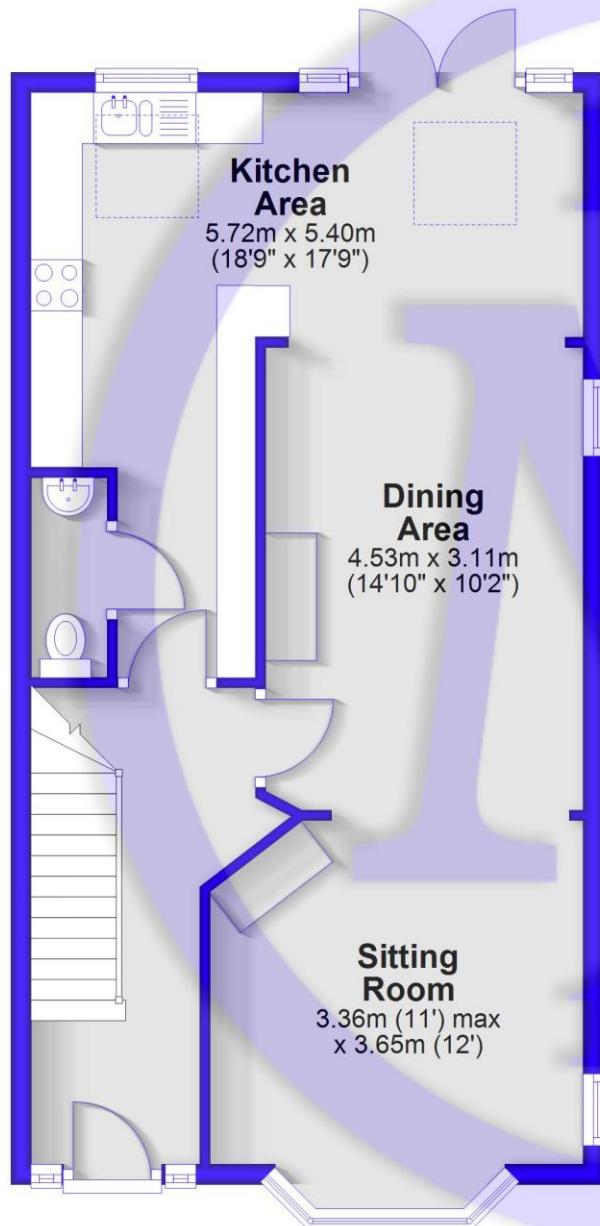
Adjoining the rear of the property is a generous patio area, ideal for outdoor entertaining. The rear garden also benefits from a substantial area of artificial lawn, timber closeboard fencing, and a summer house.

Services

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

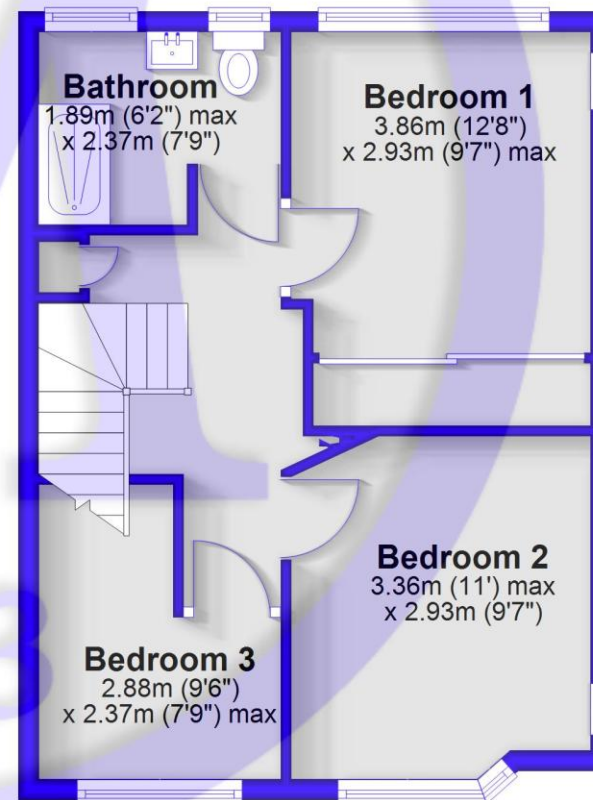
Ground Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



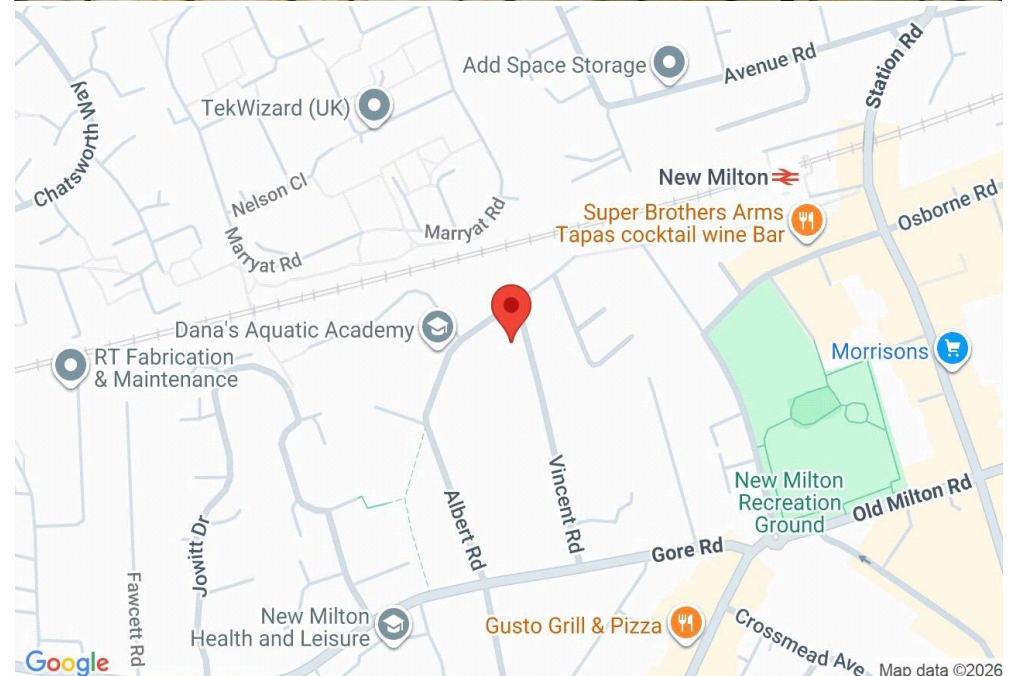
Total area: approx. 96.2 sq. metres (1035.2 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

Directions

From Mitchells, proceed along Old Milton Road. At the roundabout, continue straight onto Old Milton Road and take the first right onto Gore Road. Then take the second right onto Vincent Road, where the property will be found on the left hand side.





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