

15 FIR AVENUE
NEW MILTON, HAMPSHIRE, BH25 6EU





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An older style four bedroom detached chalet style bungalow situated in a sought after and peaceful position within easy walking distance of New Milton town centre. The property sits on a beautiful mature plot with a sunny south facing aspect to the rear and other features of the property include a ground floor shower room, first floor bathroom, good sized kitchen, scope for further extension if required and a lovely double aspect sitting room.

- Entrance Hall • Sitting Room • Kitchen
- Two Ground Floor Double Bedrooms • Ground Floor Shower Room • Landing • Two First Floor Bedrooms • First Floor Bathroom
- Off Road Parking • Garage • Large Gardens



£555,000

The Property

Entrance hall with stairs to the first floor.

Superb double aspect sitting room with twin UPVC double glazed casement doors directly onto the rear garden.

Good sized kitchen fitted with a range of timber wall and base units with a contrasting dark worktop and an inset sink unit with mixer tap over, space for a cooker, tall fridge/freezer and dishwasher.

Rear lobby which provides access to the boiler cupboard, housing a wall mounted Worcester gas fired boiler.

Two ground floor double bedrooms, one with built in wardrobe and one with a feature bay window to the front aspect.

Ground floor shower room fitted with a white suite comprising of a large fully tiled shower cubicle, wash basin, WC and extractor fan.

First floor landing with access to eaves storage and a double glazed Velux window.

Two first floor double bedrooms both with built in storage.

First floor bathroom fitted with a white suite comprising of a panel bath, wash basin, WC, and a double glazed Velux window.





Gardens & Grounds

The property sits on a good sized mature plot with the front garden laid mainly to lawn and a block pavia driveway providing good off road parking, and a low brick wall divides from the pavement. The rear garden is a particular feature of the property with an area of textured paved patio, brick edging, leading to a large area of lawn, mature hedging providing a good degree of privacy and all enjoying a sunny southerly aspect. Single garage with twin timber opening doors. Timber garden shed with power measuring 2.4 metres x 1.9metres and timber chalet/workshop measuring 3.06 metres x 2.4 metres.

Services

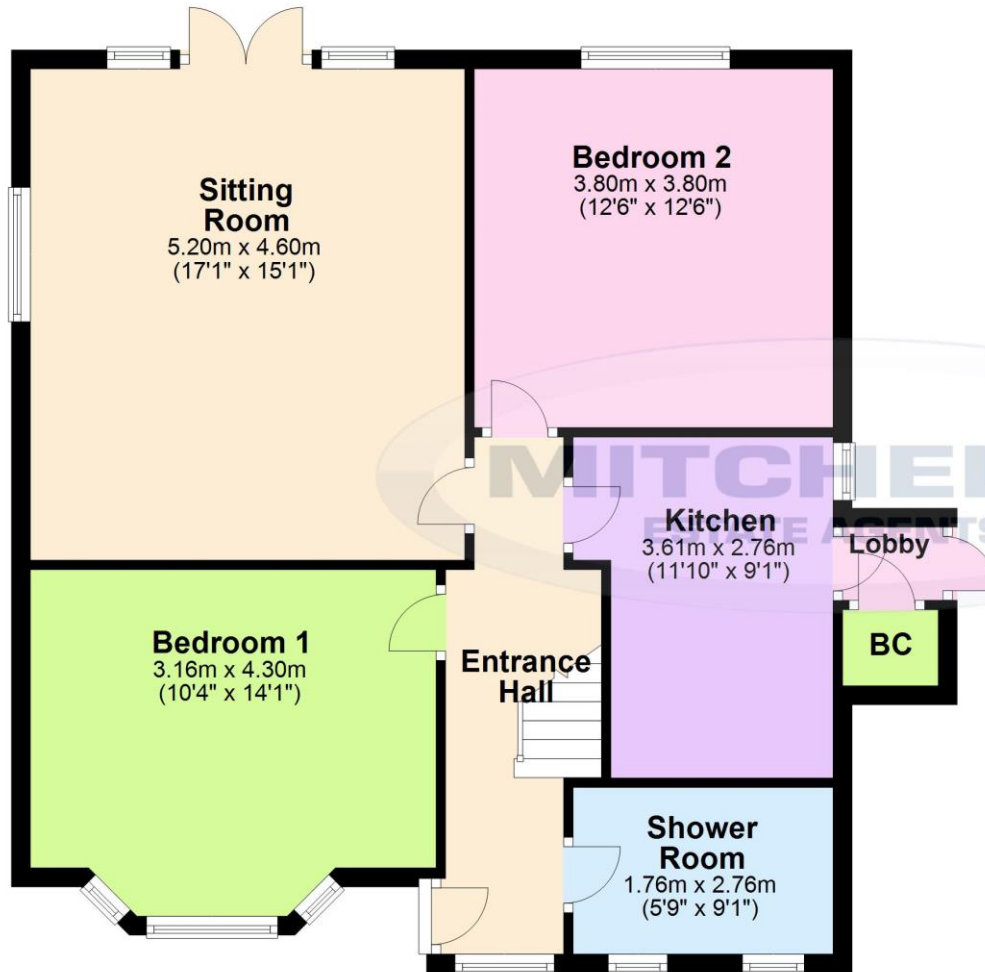
Mains gas, electric, drainage and water

Council Tax Band D

Energy Performance Rating Current 61C Potential 81B

Ground Floor

Approx. 78.1 sq. metres (840.8 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.6 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

15 Fir Avenue, New Milton



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 and take the first turning right into Cope Road, at the end bear left then right into Fir Avenue where the property will be found on the right hand side.





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