

17 CAMELLIA GARDENS
NEW MILTON, HAMPSHIRE, BH25 6BL





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New Milton, Hampshire, BH25 6BL

A popular larger design Georgian style house situated in this convenient yet peaceful position within easy walking distance of New Milton town centre. Other features of the property include ground floor cloakroom, UPVC double glazed conservatory, private rear garden, wet room, garage and the property is offered with no forward chain.

- Porch • Entrance Hall • Sitting/Dining Room • Conservatory • Kitchen • Cloakroom
- Landing • Three Bedrooms • Bathroom
- Garage • Private Gardens



£357,500

The Property

UPVC double glazed entrance porch.

Hallway with stairs to the first floor.

Good sized sitting/dining room benefiting from a double aspect and a feature UPVC double glazed bay window to the front, timber fire surround with marble backing and hearth and twin UPVC double glazed doors lead through to the conservatory which is a UPVC construction with a polycarbonate roof, attractive tile effect flooring and twin UPVC double glazed doors onto the rear garden.

Kitchen fitted with a range of white wall and base units with marble effect worktops and an inset sink unit, space for cooker, fridge and washing machine, large understairs storage cupboard, tile effect flooring, UPVC double glazed door to outside and a lovely outlook over the rear garden.

Ground floor cloakroom comprising of WC and wash basin with storage beneath.

First floor landing with airing cupboard, a modern Vaillant wall mounted gas fired boiler and trap to the roof space.

Three first floor bedrooms, two with built in wardrobes.

Wet room with level access shower area and fully tiled walls and a Mira thermostatic control shower, wash basin and WC.

Gas fired central heating and UPVC double glazing.

No forward chain.





Gardens & Grounds

The front garden is laid mainly to lawn, central pathway and flower and shrub borders. The rear garden is laid mainly to textured paved patio for ease of maintenance with well stocked and colourful flower and shrub and borders and a good degree of privacy. There is a garage in a nearby block with an up and over door.

Services

Mains gas, electric, drainage and water

Council Tax Band D

Energy Performance Rating TBC



Ground Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.4 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.

17 Camellia Gardens, New Milton

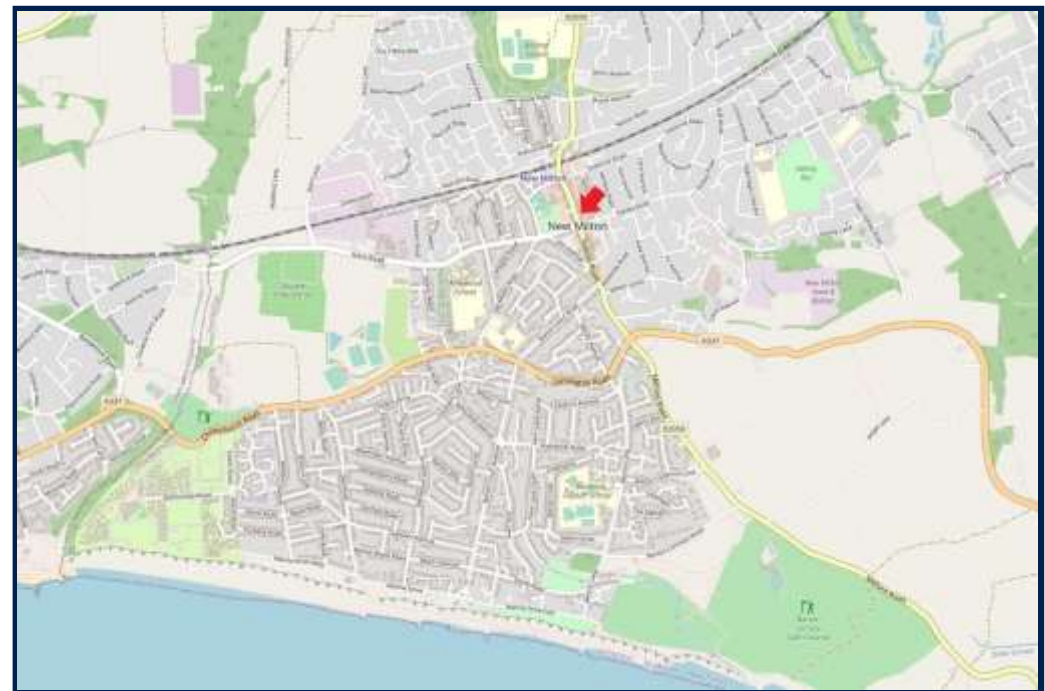


Situation

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 Camellia Gardens where the property will be found on the left hand side.





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