



Greenwood Close, New Milton BH25 6FB

£330,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS





## A MODERN TWO BEDROOM HOME SET WITHIN A QUIET CUL DE SAC

This delightful terraced house is located within a quiet cul-de-sac, offering a peaceful setting in a popular area. The development was constructed by well-regarded housebuilders Pennyfarthing Homes around six years and benefits from the remainder of the ten year new build warranty.

Step inside into the welcoming entrance hallway and from here you will discover a spacious lounge/dining room to the rear. Double doors lead directly to the private rear garden, creating a lovely flow from indoor to outdoor areas and making this the perfect space to relax with family and friends or entertain. The fully enclosed garden features patio and lawn areas, a handy shed and a gate to the rear providing a useful additional access.

The lounge/dining room opens through to the kitchen, which benefits from a range of modern base and eye level units and features a gas hob, electric oven, space for a freestanding fridge/freezer and under counter space and plumbing for a washing machine. A convenient WC completes the ground floor accommodation. Upstairs, you'll find two spacious double bedrooms, both of which feature built in wardrobes offering plenty of additional storage, as well as a modern bathroom including a bath with a shower over.

The property benefits from a high energy efficiency rating thanks to its modern construction, with central heating provided by a gas combi boiler. Directly outside are two allocated off road parking spaces, plus there are additional visitor spaces within the close. This home is ideally situated close to a wide range of shops and facilities in New Milton town centre, plus there are excellent transport links for easy commuting or leisure trips to further afield by road or public transport.

Don't miss out on this opportunity to own this charming home in a fantastic location!



## KEY FEATURES

- Modern Terraced House - Around 6 Years Old
- Remainder of 10 Year New Build Warranty
- Excellent Condition Throughout
- Spacious Lounge/Dining Room
- Two Double Bedrooms
- Both Bedrooms with Fitted Wardrobes
- Two Private Off Road Parking Spaces
- Enclosed Private Garden with Shed and Rear Gate
- Quiet Cul De Sac Location
- Short Walk to Shops & Facilities in the Town Centre







## ADDITIONAL INFORMATION

### Room Dimensions

Please see floorplan for room dimensions.

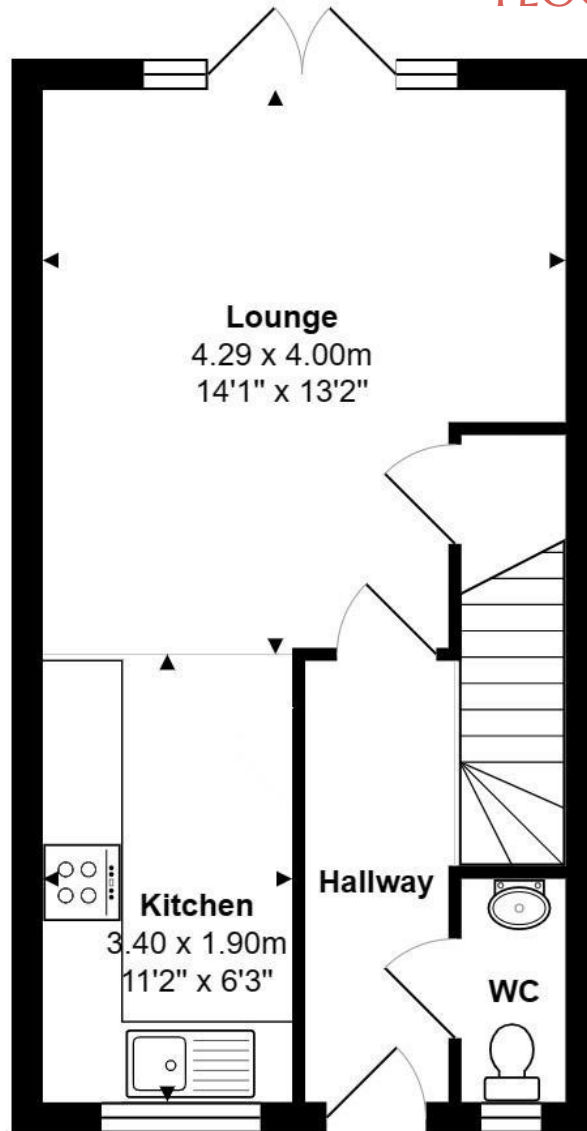
### Tenure

Freehold

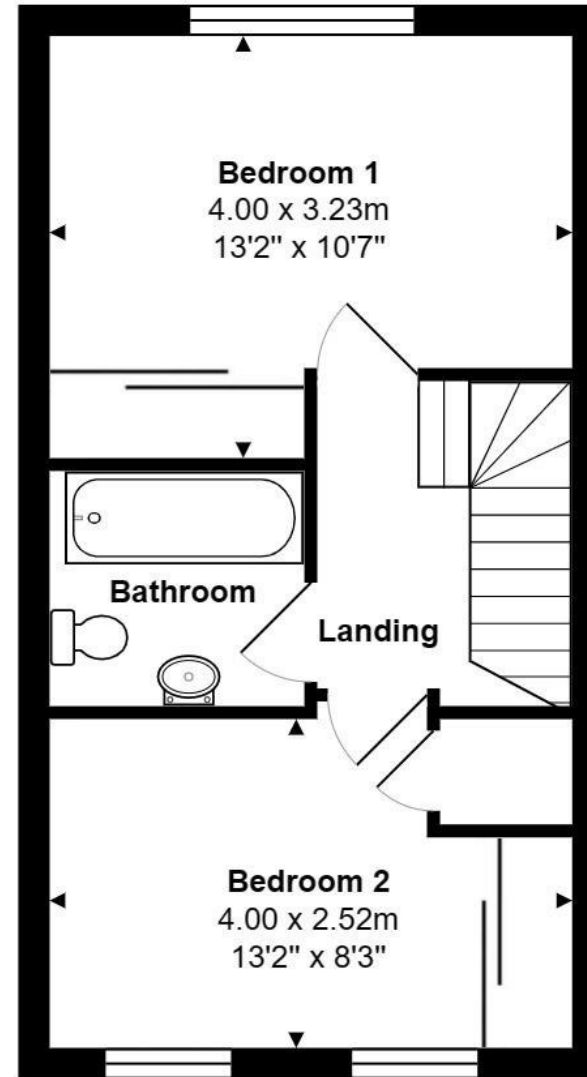
### Council Tax

Band C - New Forest District Council

# FLOORPLAN



**Ground Floor**



**First Floor**

Total Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
 01202 80 50 90 ▪ [hello@mollaro.com](mailto:hello@mollaro.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			98
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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