

20 MOUNT AVENUE
NEW MILTON, HAMPSHIRE, BH25 6NT





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New Milton, Hampshire, BH25 6NT

A deceptively spacious older style three bedroom mid-terrace house situated in the heart of New Milton town centre with its excellent range of local shopping facilities and mainline railway station. Property features include the spacious and versatile accommodation throughout, pleasant secluded gardens, period features and off-road parking.

- Sitting Room • Dining Room • Lobby • Kitchen • Utility Room
- Three Double Bedrooms • Family Bathroom
- Private Gardens • Off-Road Parking



£345,000

The Property

The entrance door leads to rear lobby and a further door leads through to the separate dining room with open fireplace, double aspect windows and open arches lead through to the sitting room with feature period fireplace and inset tiling and marble hearth, adjoining gas point, bay window.

The kitchen with excellent range of floor and wall kitchen cabinets, recess for dishwasher, fitted 4-burner gas hob with oven under, extractor over, further working surfaces with cupboards under. There is a doorway to the utility room with rear door to the outside, recess and plumbing for washing machine and tumble dryer, space for fridge/freezer, wall mounted gas fired boiler which supplies the domestic hot water and central heating.

There is a staircase leading to the first floor with an attractive galleried landing, door to large built-in airing cupboard with lagged hot water cylinder and immersion heater and shelving above. Door to master bedroom with attractive bay window, feature fireplace. Further doors to bedroom two with feature fireplace, corner wash hand basin and built-in wardrobe and bedroom three with built-in wardrobe. Door to the family bathroom with panelled bath and shower over, pedestal wash hand basin and low level WC.





Gardens & Grounds

To the front of the property there is a small area of garden laid to brick block paviour for off-road parking. The rear garden has been laid mainly to shingle and paving for ease of maintenance with attractive shrubs in pots and mature trees. There is also a very useful brick built outside storage area and immediately to the rear of the garden, there is a single parking space.

Services

Mains gas, electric, drainage and water

Council Tax Band C

Energy Performance Rating D Current 60 Potential 77



Ground Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



First Floor

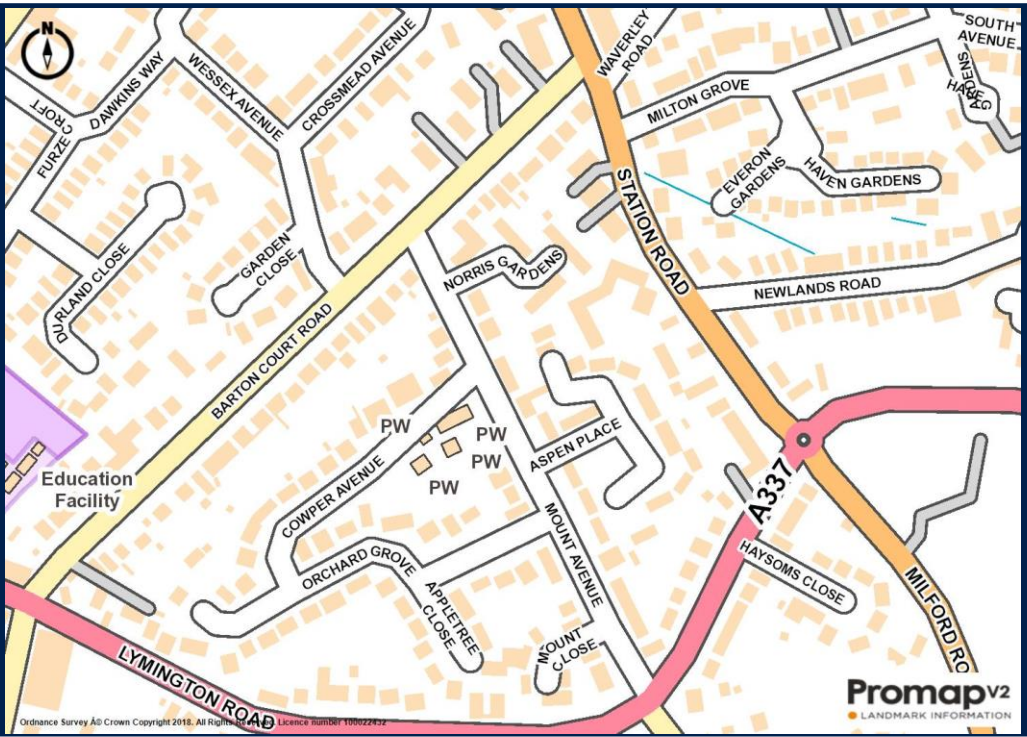
Approx. 54.4 sq. metres (585.7 sq. feet)



"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.

20 Mount Ave, New milton

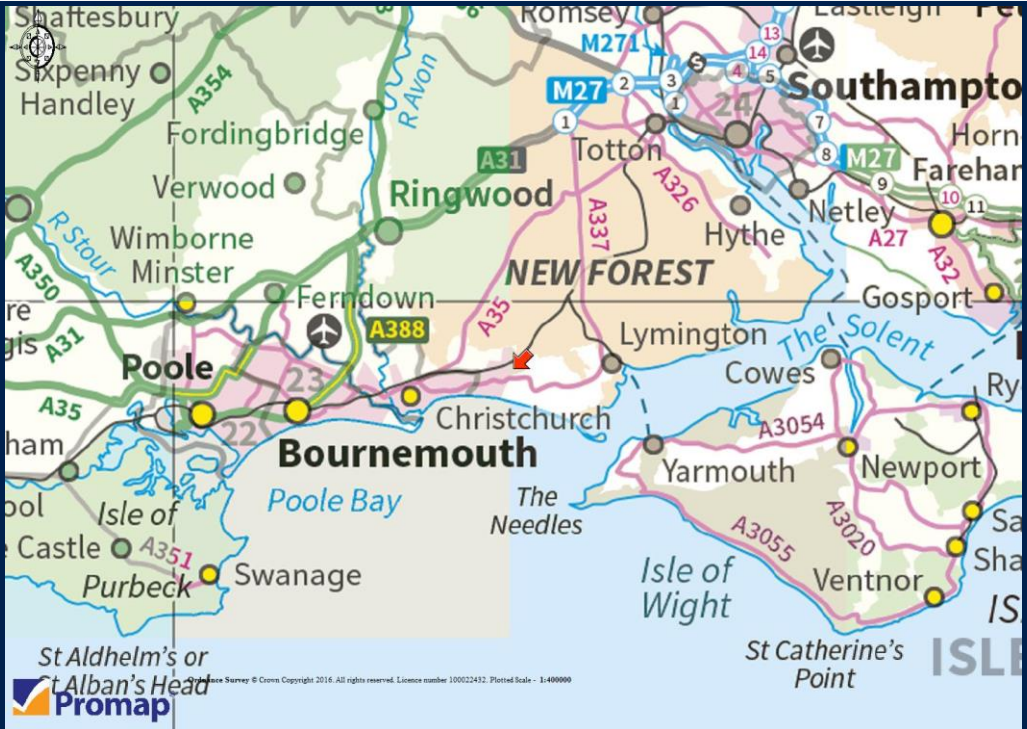


Situation

The property is situated in this most convenient and sought after location within the heart of New Milton town centre being only a short level walking distance of both local shops and mainline railway station. Both the open New Forest National Park and Barton clifftop are within easy reach.

Directions

.From Mitchells office, proceed down Station Road and take the second turning right into Barton Court Road and then first left into Mount Avenue and the property will be found on the left hand side.





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