



39 BRECON CLOSE
NEW MILTON
HAMPSHIRE
BH25 6UB



HAYWARD FOX
OF NEW MILTON

PRICE: £345,000



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39 BRECON CLOSE, NEW MILTON, HAMPSHIRE. BH25 6UB

An internal inspection is needed on this deceptively spacious and versatile three/four bedroom semi detached chalet style property, built by A.E. Lewis, benefiting from a detached double garage, south facing rear garden, now in need of some modernisation.

ACCOMMODATION IN DETAIL: (all measurements are approximate)

Glazed front door with matching side window leading to:

ENTRANCE PORCH: Tiled flooring, ceiling light point, further obscure glazed door to:

ENTRANCE HALLWAY: Three ceiling light points, large built in understairs storage cupboard, radiator, power point, door to:

GROUND FLOOR W.C. Comprising low level w.c., wash hand basin with tiled splashback, obscure glazed window to side aspect, ceiling light point, radiator.

KITCHEN/DINING ROOM: 19'8" x 7'9" (5.99m x 2.36m) Range of roll edge work surfaces with inset single bowl, single drainer sink unit, space for electric cooker, space and plumbing for dishwasher, good range of base cupboards and drawers, further matching wall mounted cupboards, double radiator, two ceiling light points, part tiled walls, power points, wall mounted Gloworm gas fired central heating boiler, window overlooking front aspect with further velux window.

Door from entrance hallway to:

SEPARATE UTILITY ROOM: With single bowl single drainer sink unit, space and plumbing for washing machine, two base cupboards and further matching wall mounted cupboard, radiator, ceiling light point, part tiled walls, UVPC double glazed door and window to side aspect.

SITTING ROOM: 19'3" x 11'2" (5.87m x 3.4m) Attractive stone fireplace with fitted log burner, two ceiling light points, radiator, power points, T.V. aerial point, double glazed sliding patio door to rear garden.

GROUND FLOOR BEDROOM FOUR/STUDY: 15'10" x 9'8" (4.83m x 2.95m) Radiator, two ceiling light points, power points, bow window to rear aspect, corner fully tiled shower cubicle with ceiling downlighter, extractor fan.

Stairs from entrance hallway with window to front aspect, leading to:

FIRST FLOOR LANDING: Three light points, hatch to loft space. Built in airing cupboard housing hot water cylinder and slatted shelving, fitted immersion, further storage cupboard.

BEDROOM ONE: 13'4" x 11'2" (4.06m x 3.4m) excluding door recess. Good range of built in wardrobes, radiator, ceiling light point, power points, velux window to rear aspect.

BEDROOM TWO: 11'7" x 9'8" (3.53m x 2.95m) excluding door recess. Ceiling light point, built in wardrobes, window to rear aspect.

BEDROOM THREE: 10'4" x 7'9" (3.15m x 2.36m) Ceiling light point, radiator, power points, velux window to front aspect

BATHROOM: Panelled bath with separate Mira shower unit over, pedestal wash hand basin, low level w.c., radiator, ceiling light point, extractor fan, fully tiled walls, obscure glazed window to side aspect.

SEPARATE W.C. Comprising low level w.c., wash hand basin with tiled splashback, radiator, ceiling light point, obscure glazed window to side aspect.

OUTSIDE:

The property is approached via a block pavior driveway, providing ample off road parking with the remainder of the front garden laid to areas of level lawn with paved pathway, outside water tap, driveway leads to:

DETACHED DOUBLE GARAGE: 18'3" x 18'3" (5.56m x 5.56m) With two metal up and over doors, pitched roof providing further storage area, power and lighting, side access door to rear garden.

THE REAR GARDEN has been landscaped with paved patio immediately abutting the rear, leading onto shaped level lawn. The remainder of the garden has been tiered to four levels, mainly laid to bark with the top level being lawned with sleepers and enclosed by fencing and hedging.

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in an easterly direction along Ashley Road, continuing for approximately a quarter of a mile before turning right into Caird Avenue. Continue, taking the second turning left into Carrick Way and first left into Brecon Close, bearing with the road to the right, where the property can be found on the right hand side and is numbered.

REF: BMN3234

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.