



**Moore Close,
New Milton, Hampshire, BH25 6QX**



***THREE BEDROOM HOME IN CONVENIENT LOCATION!
We are pleased to offer this three bedroom house with garage and gardens, and viewing recommended.***

Price....£319,000

- **Three Bedrooms**
- **Living Room**
- **Kitchen/Dining Rm**
- **Garden Room**
- **Bathroom**
- **Garage**
- **Gardens**
- **Convenient Location**

ENTRANCE PORCH: This leads to:

LIVING ROOM: 16' x 12'7" (4.88m x 3.84m) Window to front, radiator. Leading to:

KITCHEN/DINING ROOM:: 16' x 9' (4.88m x 2.74m) Staircase to first floor, window to rear, space for table, radiator, sink unit, spaces for dishwasher and fridge/freezer. Integrated double oven, hob and hood. Range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards. Utility cupboard with space for washing machine and also housing gas boiler. Door to:

GARDEN/FAMILY ROOM: 10' x 9' (3.05m x 2.74m) This has a pleasant outlook to the rear, power points.

FIRST FLOOR LANDING: Hatch to loft space.

BEDROOM ONE: 12'9" x 9'9" (3.89m x 2.97m) Window to front, radiator.

BEDROOM TWO: 9' x 8'9" (2.74m x 2.67m) Window to rear, radiator, built in wardrobe.

BEDROOM THREE: 12' x 6' (3.66m x 1.83m) Window to front, radiator.

BATHROOM: WC, wash hand basin, bath with shower over, window, heated towel rail.

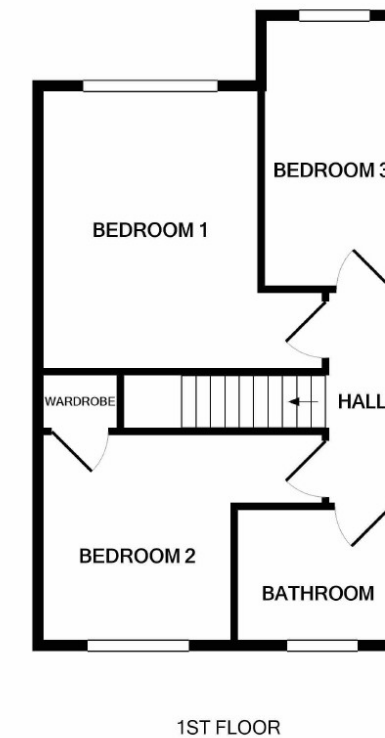
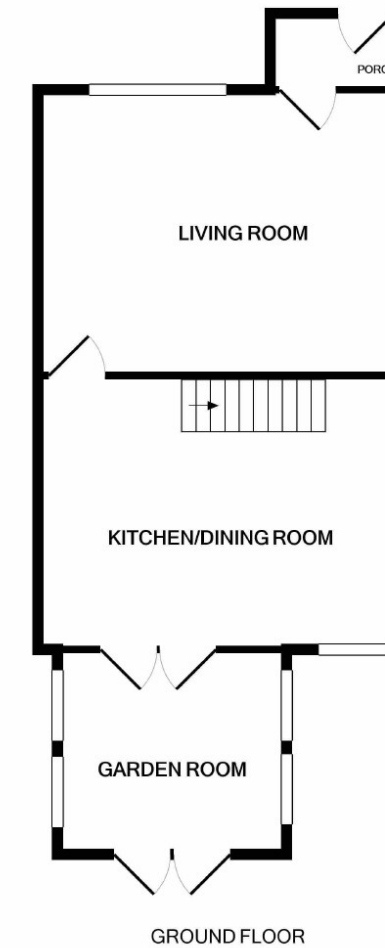
OUTSIDE: There is GARAGE opposite the house and an area of garden by the property.

REAR: Like the front there is artificial lawn and there is also decking, paving and a garden shed as well as outside power points.

EPC: D, COUNCIL TAX BAND: C

DIRECTIONS: From our office bear left into Old Milton Road and continue to the T junction with Lymington Road. Turn right onto this and Moore Close will be found as the third turning on the right hand side.

IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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