



Harrison
SALES & LETTINGS



4 The Noel, New Milton, BH25 5BH
Asking Price £289,950

HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A Semi Detached Bungalow in a Quiet Location yet within Easy Reach to the Town Centre and Shops. The accommodation comprises Lounge Dining Room, Kitchen and Two Bedrooms. Conservatory and Shower Room. The property Benefits from Double Glazing and Gas Central Heating. Enclosed Garden and Garage in a Block. Available Now with No Forward Chain.

FRONT



Shingled area, pathway to the front door. Upvc door with obscure glazed insets to the small porch.

PORCH

Textured ceiling, glazed door into the lounge, dining room.

LOUNGE DINING ROOM 19'7" x 9'11" (5.98m x 3.04m)



Maximum measurement into the bay window. Plain plastered and coved ceiling with two lights and four wall lights. Upvc double glazed window to the front elevation. Radiator, television, telephone and power points. door to the kitchen.

KITCHEN 11'8" x 6'11" (3.56m x 2.11m)



11 Plain plastered and coved ceiling with strip light. Timber obscure glazed door and window into the conservatory. Matching base and wall units a mixture of cupboards and drawers with the resistant roll edged work surfaces and tiled splash backs, space and plumbing for washing machine, space for gas or electric cooker and space for freestanding fridge freezer. Single bowl sink and drainer stainless steel sink with mixer tap, wall mounted Worcester gas central heating boiler. Power points and thermal plastic flooring. Airing cupboard housing a factory lagged hot water tank with shelving, further single storage cupboard.

CONSERVATORY 12'1" x 6'9" (3.70m x 2.06m)



Upvc construction with cavity brick base and glass roof, Light, power points and door out of the garden.

INNER HALL

Plain plastered ceiling with light.

BEDROOM 1 11'8" x 8'5" (3.57m x 2.59m)



Plain plastered and coved ceiling with light. Double glazed window to the rear elevation. Radiator, power points and triple aspect fitted wardrobes.

BEDROOM 2 9'5" x 7'3" (2.88m x 2.22m)



Plain plastered and coved ceiling with light. Double glazed window to the front elevation, radiator power points and electrical consumer unit.

SHOWER ROOM



Plain plastered ceiling with light and extractor. Concealed flush wc and wash hand basin set within

a vanity unit. Walk in shower enclosure with glass screen and electric shower with foldaway seat. Full tiling to the walls and floor. Chrome ladder style towel radiator and fitted mirror.

REAR GARDEN



Rear garden is enclosed with timber panel fencing. Flower and shrub borders and gate to the rear.

REAR VIEW



View to the rear.

GARAGE

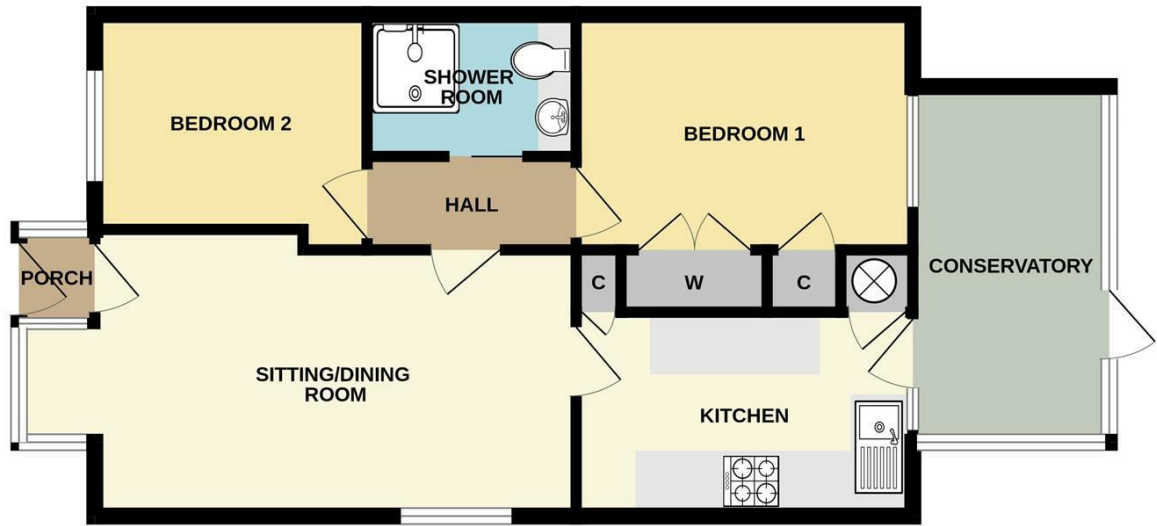


Located in a block to the rear.

Floor Plan

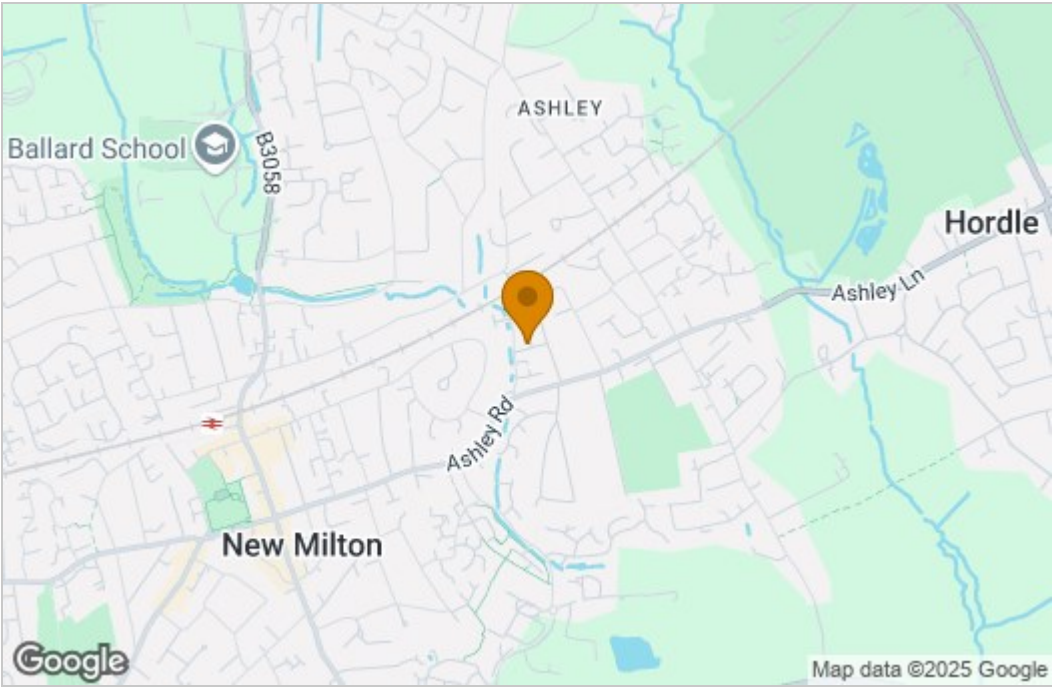
This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.

GROUND FLOOR
55.8 sq.m. (601 sq.ft.) approx.

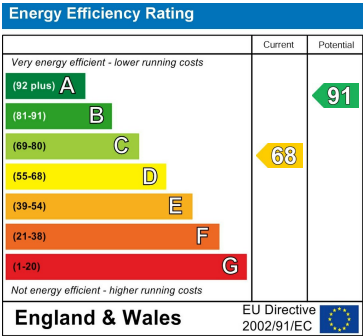


TOTAL FLOOR AREA : 55.8 sq.m. (601 sq.ft.) approx.
Made with Metropix ©2023

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.