



**7 BADEN CLOSE • NEW MILTON • BH25 5PF**

**£367,500**

A well presented two double bedroom semi-detached bungalow located in a quiet cul-de-sac within easy reach of New Milton town centre. The property benefits from a private rear garden, good size conservatory and a garage in nearby block.



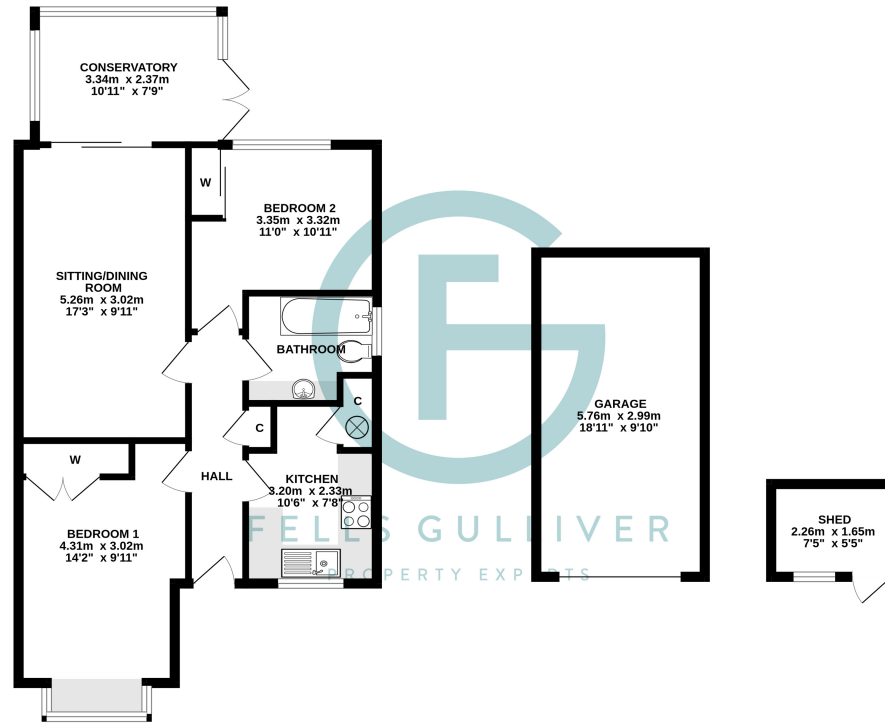
**FELLS GULLIVER**

PROPERTY EXPERTS

*Est.1988*

GROUND FLOOR  
63.4 sq.m. (683 sq.ft.) approx.

OUTBUILDINGS  
21.0 sq.m. (226 sq.ft.) approx.



TOTAL FLOOR AREA: 84.4 sq.m. (908 sq.ft.) approx.  
Made with Metropix 52024

## Property Specification

Kitchen  
Sitting/dining room  
Conservatory with views over the rear garden

Two double bedrooms, both with built-in storage  
Family bathroom  
Garage in nearby block

Within easy reach of New Milton town centre  
Located in a quiet cul-de-sac of similar properties  
Private rear garden

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>86</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | <b>52</b>               |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

# Description

Located in a quiet cul-de-sac of similar bungalows, within easy reach of New Milton town centre, shops and amenities, this well presented two double bedroom bungalow offers well proportioned accommodation and benefits from a conservatory, private garden and garage in nearby block.

Covered entrance with front door leading into the entrance hall with storage cupboard and doors to all rooms. Kitchen with range of floor and wall mounted cupboards and drawer units with worktop over and single drainer sink unit with mixer tap. Space for free standing cooker, extractor hood, space and plumbing for washing machine, space for fridge freezer, window to the front aspect. Sitting/dining room with sliding doors leading into the conservatory (new in 2022). The conservatory has windows to all sides and double patio doors to the side leading out to the rear garden. Bedroom one with built-in wardrobe and window to the front aspect. Double bedroom two with built-in wardrobe and window to the rear aspect overlooking the garden. Family bathroom with white suite comprising of a panelled bath with mixer taps and mixer shower attachment over. Low level WC, wash hand basin with mixer taps, chrome heated towel rail, fully tiled walls, obscure window to the side aspect.

Outside to the front there is an open plan communal area of garden which is maintained with various shrubs and a path leading up to the front door. There is a pedestrian gate to the side leading into the garden. The rear garden is mainly laid to lawn with an area of patio adjacent to the conservatory and rear bedroom. The mature garden is fenced to all boundaries with an abundance of plants, trees and shrubs, there is also a greenhouse and a garden shed with light and power and space for tumble dryer and further fridge or freezer. There is a single garage in nearby block with up and over door. There is a shortcut pathway which leads into Newlands Road which takes you directly to leading to Station Road where all the local shops and amenities are in the High Street.

Communal gardening maintenance cost: £553 per annum (01.04.2024 to 31.03.2025)

New Milton is a popular and thriving market town in the New Forest with a train station providing a direct link to London Waterloo and a wide array of shops, cafes, bars, and eateries. It neighbours the cliff-top village of Barton on Sea with beautiful beaches and views of The Isle of Wight across to The Purbecks. North of New Milton you have an abundance of open New Forest to explore.





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