



9 Doe Copse Way *New Milton, BH25 5GB*

SPENCERS
COASTAL



A well appointed two-bedroom terraced house with allocated parking and a well-kept garden. This bright property is well presented and is located in a quiet residential road with plenty of parking.

The Property

Upon entering the property, the entrance hall leads to the kitchen including a freestanding double oven with extractor hood above, allowing plenty of work surfaces, storage space and space for fridge-freezer and washing machine.

The open living and dining room is bright and spacious, benefitting from an understairs storage cupboard and French doors leading to the lovely garden.

Upstairs you will find two well proportioned double bedrooms and a three-piece family bathroom.

The master bedroom has large UPVC windows overlooking the gardens which allow lots of natural light.

The second bedroom is of good size with large UPVC windows overlooking the front of the property.

The family bathroom comprises a built-in bath with shower above, WC and wash hand basin.

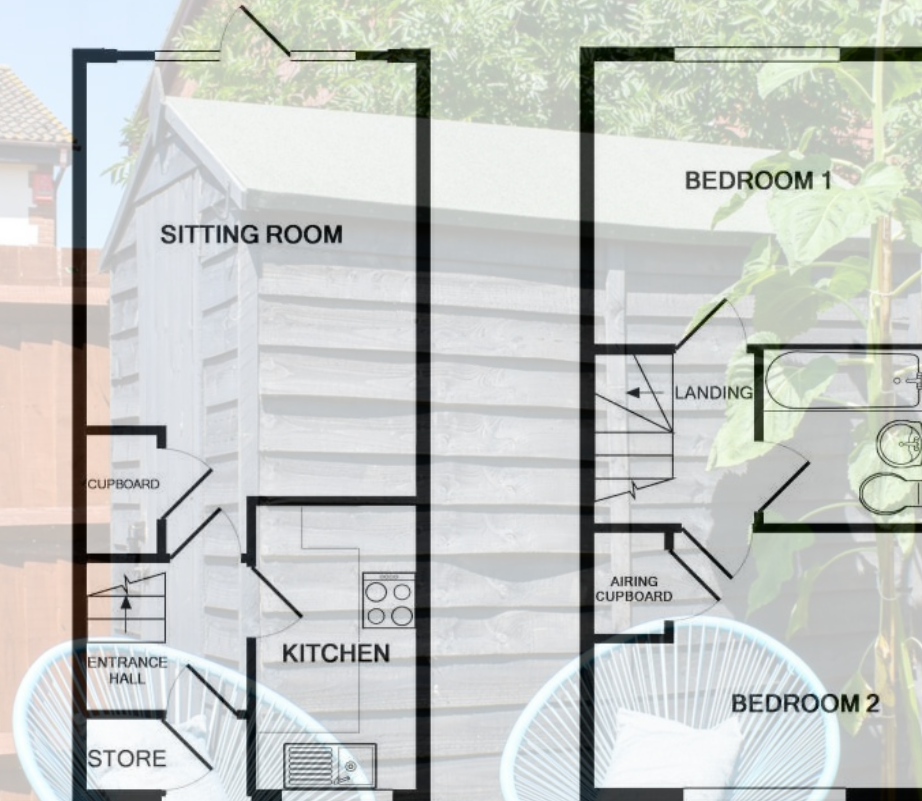
Grounds & Gardens

Outside the easy maintainable garden is of a good size with patio and natural lawn, there is a flowerbed prolonging the right fence adding extra greenery a shed and gate allowing rear access.

£325,000



FLOOR PLAN



TOTAL APPROX. FLOOR AREA 602 sq. ft

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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This property would make an ideal first home or an investment.

Services

Energy Performance Rating: C Current 72 Potential 88

Council Tax Band: C

All mains services connected

The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south with less than a 10 minute drive to the beach. New Milton also benefits from a great railway station with direct lines to London. There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study program. The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark. Eating out experiences range from gastropubs to fine dining.

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us:

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