

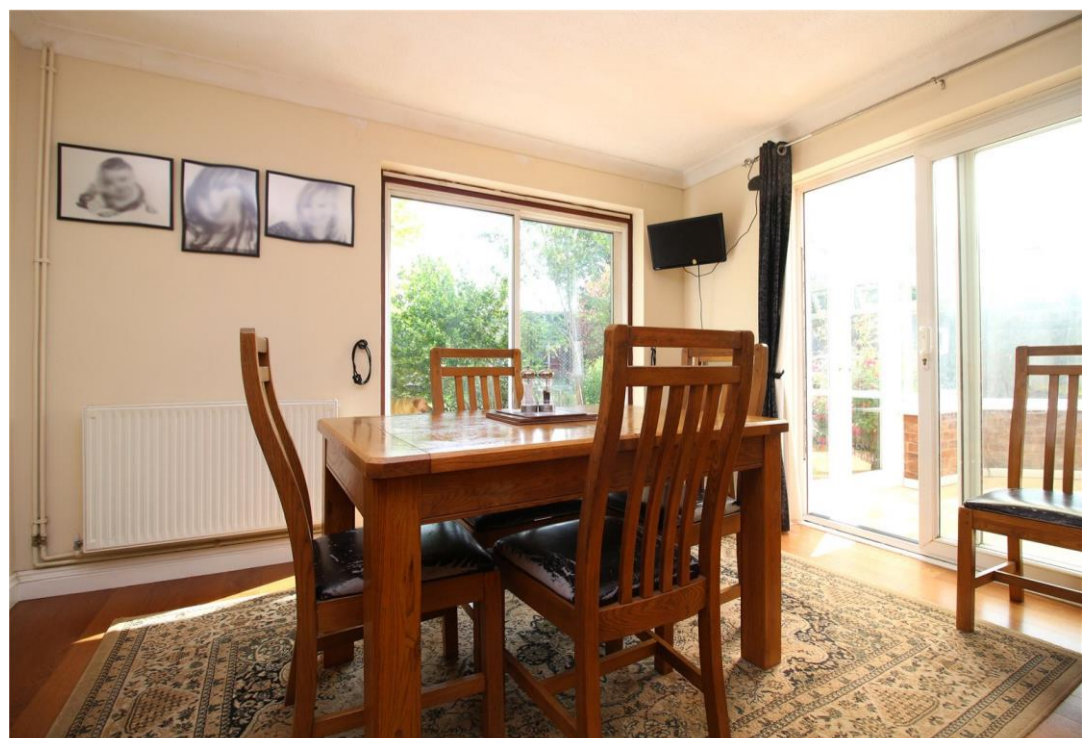


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ESTATE AGENTS

9 Carisbrooke Court, New Milton, Hampshire, BH25 5US
Offers Over £400,000

9 Carisbrooke Court, New Milton, Hampshire, BH25 5US

- Superb detached house (garage linked)
- Four bedrooms
- Living room
- Lovely Kitchen/dining room
- Conservatory
- Downstairs cloakroom & utility room
- Family bathroom
- Lovely garden
- Driveway & garage
- Brand new gas boiler





WE ARE PLEASED TO OFFER THIS FOUR BEDROOM DETACHED HOUSE WITH FEATURES INCLUDING AN IMPRESSIVE LARGE KITCHEN/DINING ROOM.

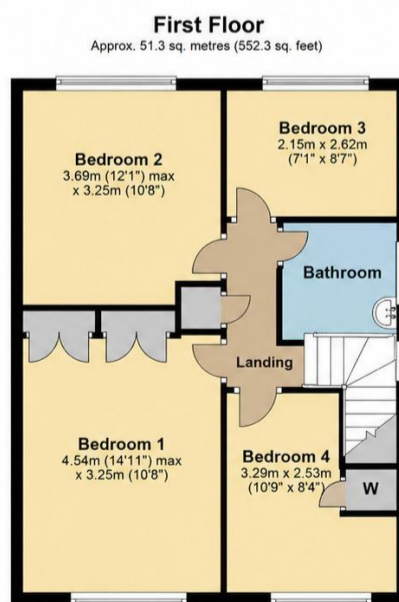
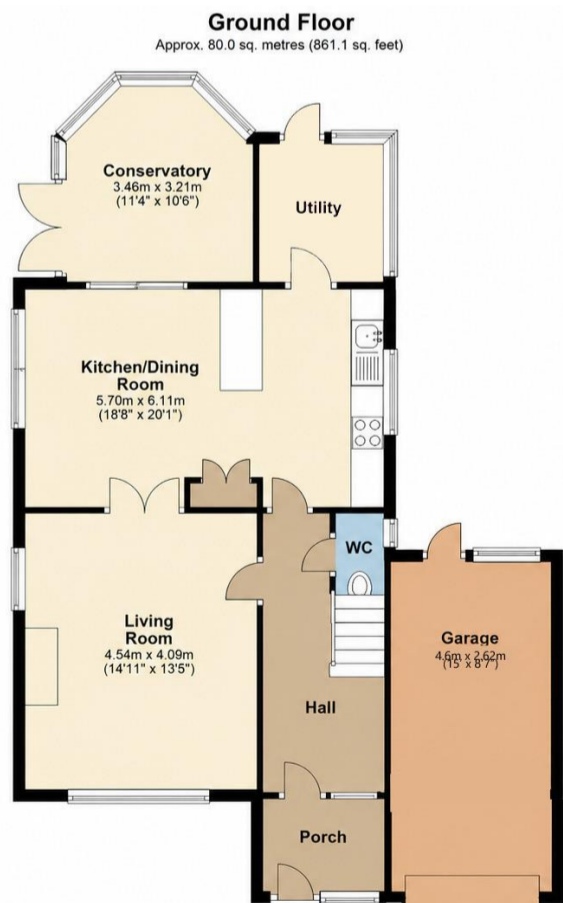
Accommodation: There is a large porch, the entrance hall and conveniently a downstairs cloakroom. There is a living room with double doors into the impressive kitchen/dining room, this has features including quartz surfaces and a Rangemaster cooker. There is also a brand new gas boiler. There is a conservatory overlooking the garden and adjoining this a useful utility room. The first floor landing leads to four bedrooms, two doubles and two singles and a family bathroom.

Outside: To the front there is a small area of front garden, adjoining which the double width driveway gives off road parking and leads to the garage with power and a door to the secluded rear garden. This is a pleasant feature, there is an extensive paved area which extends around both sides and to the rear. The main garden is in fact to the left side of house with lawned area, there is also a small pond, shrubs, raised decked area and a shed/workshop with power.

Council tax band: D, Tenure: Freehold

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Total area: approx: 131.3 sq metres (1413.4 sq. feet)



VERY IMPORTANT, PLEASE READ: 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. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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