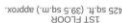


TOTAL FLOOR AREA: 1167 sq ft (108.4 sq m), approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is 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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Asking Price £415,000

37 Albert Road, New Milton, Hampshire, BH25 6SP

- Beautifully presented three bedroom semi detached house
- Impressive living room
- Well appointed kitchen
- Separate dining/family room
- Utility room and ground floor shower room
- Three double bedrooms
- First floor bathroom
- Double glazed and gas fired central heating
- Driveway and garage
- Lovely rear gardens



A FANTASTIC THREE BEDROOM SEMI DETACHED HOUSE WITH TWO LARGE RECEPTION ROOMS AND TWO BATH/SHOWER ROOMS.

Accommodation: The front door opens into the handy entrance porch in turn leading into the impressive and well laid out kitchen with built in double oven, electric hob and extractor, this then flows into the spacious dining/family room with patio doors to the rear garden. The lovely living room is at the rear with doors also opening to the garden and has a further storage cupboard. To compliment the spacious ground floor accommodation there is a utility room with sink and plumbing for washing machine and tumble dryer which leads into the ground floor shower room with Wc, wash hand basin and heated towel rail. On the first floor you have three double bedrooms with the main family bathroom with shower over and airing cupboard from the landing.

Outside: The landscaped rear garden is a particularly nice feature of the property laid to a lawned area with further raised patio area and vegetable patch, and a rear gate taking you to the driveway. You can access the garage (measuring 5.08m x 2.41) directly from the garden with a door to the side, with vehicle access via Pleasance Way.

EPC: C, Council tax band: D, Tenure: Freehold