






2  1  1  EPC = C

7 THORESBY COURT, NEW MILTON BH25 5UJ PRICE: OFFERS IN EXCESS OF £300,000 FREEHOLD

**Winkworth**

for every step...

# A well-presented two-bedroom end of terrace house, offered with no forward chain.

7 Thoresby Court, New Milton BH25 5UJ

Price: Offers in excess of £300,000 **Freehold**

01425 270 055

highcliffe@winkworth.co.uk

## Situation:

The house is positioned in a favoured and convenient location in one of New Milton's most desirable roads.

Within a short walk of the property is the town centre, which offers an array of amenities, including local shops, banks, supermarkets, restaurants, and mainline station providing direct access to London Waterloo.

To the north of the town is the New Forest National Park, a vast area of ancient woodland and open spaces, with an abundance of pathways and cycle tracks. To the south is the unspoilt coastline of Barton on Sea with lovely sandy beaches at nearby Friars Cliff. The yachting haven of Lymington is a short journey away.

## Description:

A well-presented two-bedroom end of terrace house, offered with no forward chain. The property benefits from a single garage and a private car port.

Entrance porch leads to the inner hallway with stairs to the first floor.

The living room good size with window to front aspect and large understairs storage cupboard.

The kitchen has integrated cooking appliances and space and plumbing for washing machine & dishwasher. There is also a breakfast bar & door leading to the conservatory.

The conservatory adds extra living accommodation, with French doors leading to the rear garden.

Upstairs are two bedrooms, the principal which is a good size bedroom with a fitted cupboard.

The family bathroom benefits from full bathroom suite plus a separate shower cubical.

The attractive garden is low maintenance, with areas of shingle, patio and mature beds.

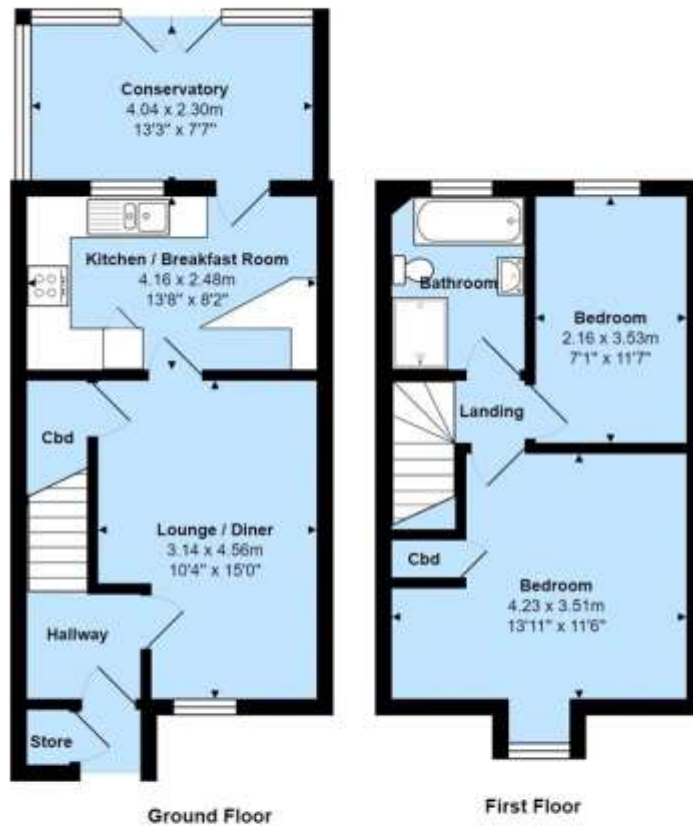
## Summary:

- Two bedrooms
- Fitted kitchen
- Living room
- Conservatory
- Family bathroom
- Low maintenance rear garden
- Garage
- NFDC Council tax band C

## Directions:

From the Highcliffe office turn right onto the Lymington Road and continue to the roundabout and take the first exit onto the Ringwood Road. Take the first right onto Chewton Farm Road, continue to the end and turn right at the junction onto Gore Road. Take the third turning left onto Stem Lane and then turn right onto Chatsworth Way and first left on Thoresby Court where the property can be located.





Total Area: 71.8 m<sup>2</sup> ... 772 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	87
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs:		
England, Scotland & Wales		EU Directive 2002/91/EC

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.