



PETTENGELLS
ESTATE AGENTS

4 Rodbourne Close, Everton, Hampshire, SO41 0LW
Asking Price £325,000

4 Rodbourne Close, Everton, Hampshire, SO41 0LW

- Two Bedrooms
- Kitchen
- Living/Dining Room
- Conservatory
- Shower Room
- Gardens
- Garage in Block
- Village Location
- Backing onto quiet lane





BUNGALOW IN VILLAGE LOCATION!

We are pleased to offer this well presented freehold two bedroom semi detached bungalow with garage, situated in the sought after village of Everton, just a 10 minute drive from Lymington town, Milford beach and the lovely open New Forest.

Accommodation: There is a living/dining room with pleasant outlook to the front. This leads to the kitchen which in turn leads to the conservatory. The inner hall accesses both bedrooms and the shower/wet room.

Outside: To the front there is a small area of garden. There is a GARAGE in a block measuring 17'5" x 8'5". The rear is a lovely feature of the property with lawned area, paved patio and there is also a shed.

EPC: D, COUNCIL TAX BAND: C, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL APPROX. FLOOR AREA 60.1 SQ.M. (647 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only



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. The flood risk is deemed as 'very low' unless stated otherwise. 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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