



PETTENGELLS
ESTATE AGENTS

35 Cutler Close, Ashley, New Milton, Hampshire, BH25 5DB
Asking Price £415,000

35 Cutler Close, Ashley, New Milton, Hampshire,
BH25 5DB

- Three bedroom detached bungalow
- Impressive lounge/dining room
- Conservatory
- Shower room
- Detached garage with power
- Gas fired central heating
- Lovely gardens
- Vendor suited
- Viewing recommended





A VERY WELL LOOKED AFTER THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET CLOSE WITHIN A SHORT WALK TO THE LOCAL AMENITIES.

Accommodation: Front door opens into the hallway with door leading into the spacious triple aspect living/dining room with French doors opening onto the rear garden. The dining area leads into the kitchen with built in hob, extractor and oven and with a large pantry and door leading to the front. There are three bedrooms (bedroom three is currently being used as a snug) with a conservatory leading off bedroom three overlooking the rear garden. There is a family shower room to compliment.

Outside: There is a lovely front garden wrapping around the property which has been mainly laid to gravel with mature shrub borders. The approximately south westerly facing rear garden has access to the detached garage with lighting, power and a driveway to the front.

Council tax band: D, Tenure: Freehold

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Total area: approx. 103.7 sq. metres (1116.2 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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