



PETTENGELLS
ESTATE AGENTS

26 Cowper Avenue, New Milton, Hampshire, BH25 6NY
Asking Price £665,000

26 Cowper Avenue, New Milton, Hampshire,
BH25 6NY

- Impressive bungalow
- Very good location
- Lovely garden
- Driveway & 20' garage
- Bright living room
- Dining room
- Fine new family room
- Kitchen
- Bathroom & shower room
- Brand new roof





SPLENDID TWO BEDROOM, TWO ENSUITE BUNGALOW IN DESIRABLE AND QUIET LOCATION, BUT ALSO CONVENIENTLY CLOSE TO NEW MILTON TOWN. THREE RECEPTION ROOMS.

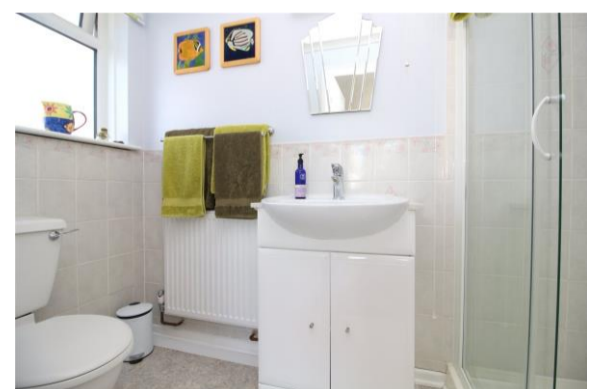
Accommodation: There is a spacious and welcoming entrance hall which leads into the bright double aspect living room which has a feature fireplace and also opens to an extended dining room and in turn the kitchen which houses the gas boiler for the central heating. There is a superb newly built garden/family room overlooking the garden and this has a radiator so is useable all year round. There are two very spacious bedrooms, each with ensuite one a bathroom and one a shower room, and the former is in fact a 'Jack and Jill' bathroom accessed off the hallway as well.

Outside: The bungalow sits on a wonderful plot with an attractive mainly lawned gardens to the front and rear. The paved drive gives good off road parking and leads to the detached garage which measures 20'6 x 10'8 and has a useful workshop area to the rear. The back garden is a particularly lovely feature being secluded and there is also a shed, various shrubs and a paved patio.

EPC: D, Council tax band: E, Tenure: Freehold, approx floor area 133m sq (1431 sq ft)

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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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