



**PETTENGELLS**  
ESTATE AGENTS

101 Thornham Road, Ashley, New Milton, Hampshire, BH25 5AE  
**Offers Over £300,000**

101 Thornham Road, Ashley, New Milton,  
Hampshire, BH25 5AE

- Appealing home available quickly
- Driveway to front
- Garden to rear
- Splendid kitchen
- Living/dining room
- Three bedrooms
- Call to view
- Bathroom with shower
- Downstairs WC
- Gas central heating - modern boiler





OFFERED CHAIN FREE THIS WELL PRESENTED THREE-BEDROOM END OF TERRACE HOME WHICH HAS A PARTICULARLY IMPRESSIVE MODERN KITCHEN

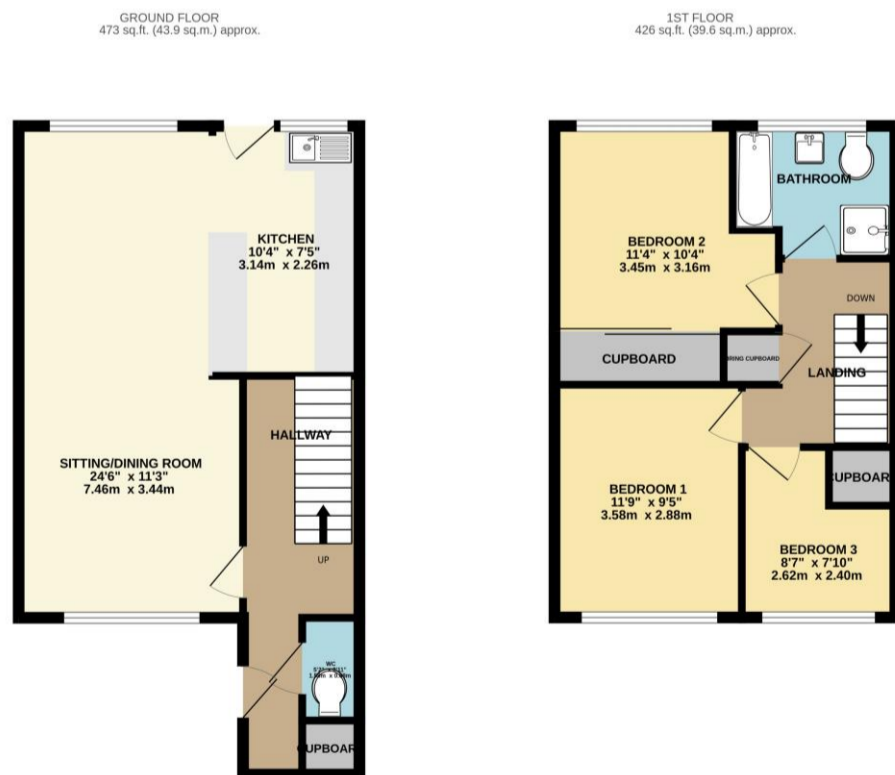
Accommodation: Brand new front door opens to a hallway where there is a cloakroom/WC, then there is a living room where the open plan design continues into a most impressive kitchen/dining room. The back door is also brand new. The first floor landing leads to the three bedrooms and even bedroom three is usable ie it's not a boxroom. There is a bathroom with a separate shower.

Outside: To the front of the house a driveway provides with off-road parking. The rear garden is laid out for 'ease of maintenance' but there is a shed with power and most of the fencing is relatively new.

Council tax band: B, Tenure: Freehold

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



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms and any other items are approximate and the 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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**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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