



**PETTENGELLS**  
ESTATE AGENTS

36a, Albert Road, New Milton, Hampshire, BH25 6SP  
Asking Price £375,000

36a, Albert Road, New Milton, Hampshire, BH25 6SP

- Close to town
- Well presented
- Driveway to front
- Three first floor bedrooms
- Ground floor potential fourth bedroom
- Bathroom
- Shower room
- Living room
- Large kitchen/diner
- Sole agents







## IMPRESSIVE HOUSE CLOSE TO TOWN AND STATION

We are pleased to offer this well presented three/four bedroom mid terrace house close to the amenities of the town.

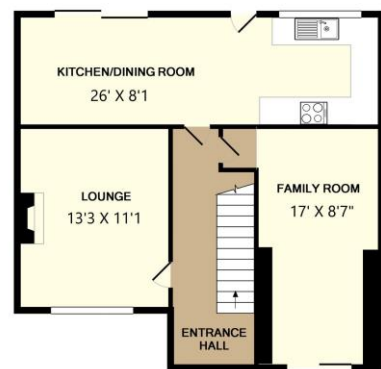
Accommodation: There is an entrance hall leading into the living room at the front. At the back of the house overlooking the rear garden there is a good sized kitchen/dining room. The previous garage has been historically converted to provide what we are terming as a family room but could be a ground floor fourth bedroom. Upstairs there are three double bedrooms and, very conveniently a bathroom and a shower room, both with WC's.

Outside: To the front the drive gives off road parking and there is a small area of 'low maintenance' garden to the rear.

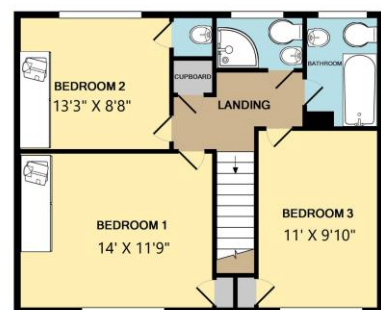
EPC: D, Council tax band: D, Tenure: Freehold

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

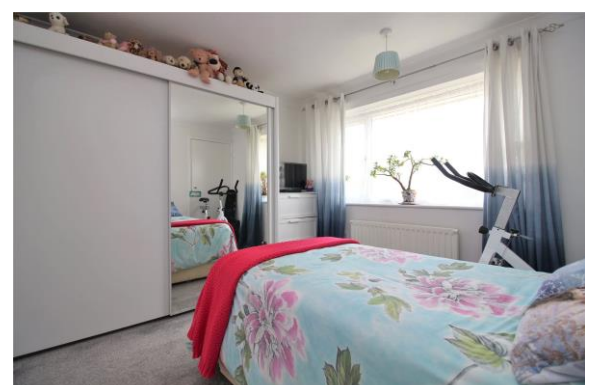


GROUND FLOOR  
APPROX. FLOOR  
AREA 600 SQ.FT.  
(55.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1155 SQ.FT. (107.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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**IMPORTANT:** 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

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