



**PETTENGELLS**  
ESTATE AGENTS

16 Cadhay Close, New Milton, Hampshire, BH25 5XA  
Asking Price £275,000

16 Cadhay Close, New Milton, Hampshire, BH25 5XA

- Nice two bedroom house
- Driveway to front
- Garden to rear
- Living/dining room
- Modern kitchen
- Bathroom
- Freehold
- Popular development
- Sole agents
- Cul de sac





APPEALING FREEHOLD HOUSE ON THIS EVER POPULAR DEVELOPMENT.

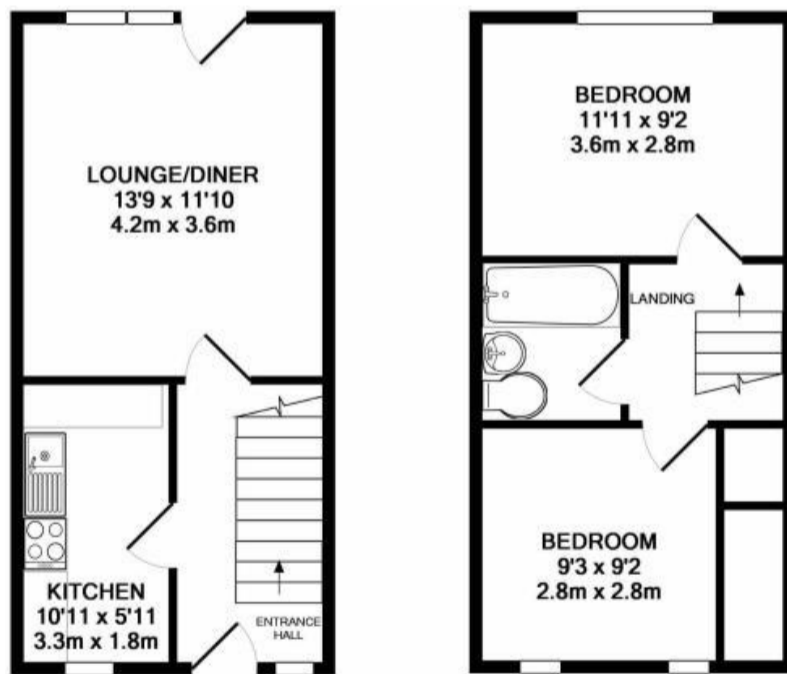
Accommodation: The entrance hall leads into a lovely living/dining room. There is an impressive modern kitchen which also houses a modern gas boiler. Upstairs the first floor landing leads to two double bedrooms and a bathroom.

Outside: To the front of the house the garden area provides an off-road parking area/driveway. The rear garden has an area of artificial grass and there is also a shed.

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 292 SQ.FT.  
(27.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.2 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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**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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