



PETTENGELLS
ESTATE AGENTS

6 Duncan Road, New Milton, Hampshire, BH25 5AW
Guide Price £500,000

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- Four double bedroom detached chalet
- Two bath/shower rooms
- Impressive kitchen/breakfast room
- Dual aspect living room
- Huge car port
- Detached garage and workshop
- Garden room to the rear
- Quiet private road location
- Gas fired central heating and double glazed





GUIDE PRICE £500,000-£550,000.

AN INCREDIBLE SPACIOUS FOUR DOUBLE BEDROOM TWO BATHROOM DETACHED CHALET STYLE PROPERTY WITH MASSES OF OFF ROAD PARKING WITH NUMEROUS OUTBUILDING.

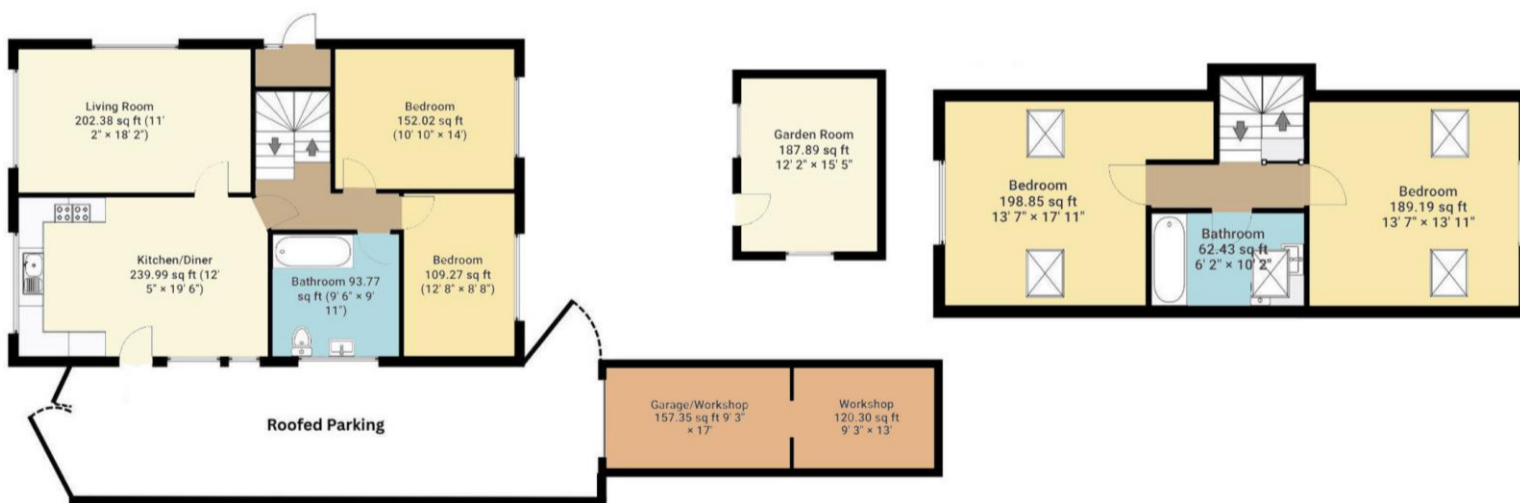
Accommodation: The main entrance door opens into the spacious and well laid out kitchen/dining room with room for a large dining room table with door leading to the dual aspect living room. On the ground floor you have two double bedrooms and a spacious bathroom, with a further two double bedrooms on the first floor with a further family bathroom.

Outside: The front offers off road parking for multiple vehicles with a car part to the front. The side also has a double length carport with double gates to the front in turn leading to the detached garage and adjoining workshop with light and power. The rear garden is laid to lawn with a patio area and has a large garden room with power and lighting.

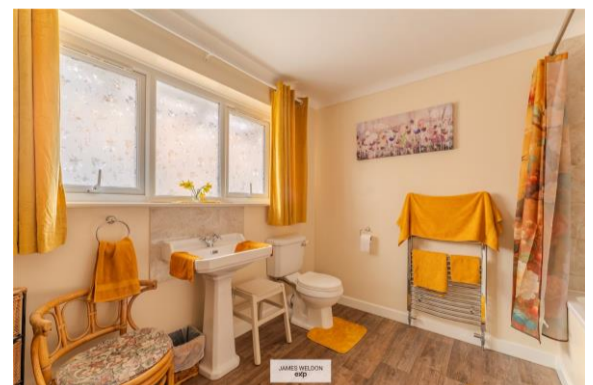
EPC: C, Council tax band: D, Tenure: Freehold

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



TOTAL FLOOR AREA: 1867 sq.ft. (173.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



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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