



**PETTENGELLS**  
ESTATE AGENTS

1 Duncan Road, Ashley, New Milton, Hampshire, BH25 5AW  
Asking Price £550,000

1 Duncan Road, Ashley, New Milton, Hampshire,  
BH25 5AW

- Appealing & extended bungalow
- Bright living Room
- Modern kitchen/dining room
- Three bedrooms
- Bathroom & ensuite cloakroom
- Gardens
- Large 27' garage
- Two driveways - lots of parking
- Walking distance to local shops, bus stop close
- Planning granted for large annexe NFDC Ref: 21/10079







**SUPERB EXTENDED BUNGALOW WITH LARGE KITCHEN/DINER, AND VIEWING HIGHLY RECOMMENDED.**

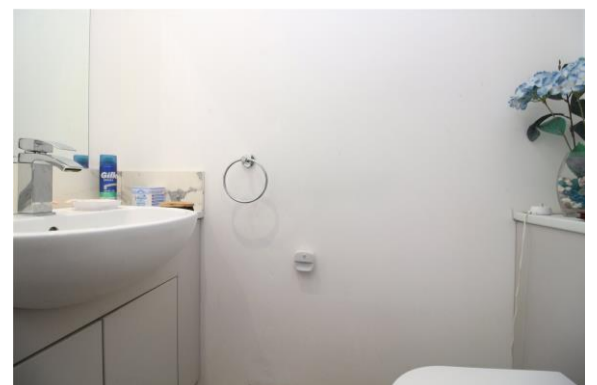
**Accommodation:** The entrance hall leads into an impressive kitchen/dining room, this is modern and also houses a modern gas boiler. There is then a lovely bright living room. There are three bedrooms, with bedroom one having an ensuite cloakroom, and there is main bathroom with separate shower.

**Outside:** This bungalow sits on a lovely corner plot. The main driveway actually comes off Ashley Common Road and gives good off road parking with additional space perhaps for a boat or caravan alongside the extended garage measuring 27'2" x 10'3" narrowing 8'6". There is then a further driveway off Duncan Road itself. The gardens to the front, side and rear are mainly lawned with hedge borders.

Council tax band: D, Tenure: Freehold

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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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