



PETTENGELLS
ESTATE AGENTS

1 Earlswood Park, Ashley, New Milton, Hampshire, BH25 5GY
Asking Price £375,000

1 Earlswood Park, Ashley, New Milton,
Hampshire, BH25 5GY

- Spacious semi detached house
- Three bedrooms
- Lovely living room
- Kitchen/dining room
- Ensuite & bathroom
- Driveway
- Pleasant garden
- Converted garage
- Downstairs cloakroom





IMPRESSIVE, SPACIOUS & WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH FEATURE INCLUDING AN ENSUITE AND A LOVELY GARDEN.
 Accommodation: There is an entrance hall leading to a lovely living room, there is then a kitchen/dining room overlooking the rear garden, plus a downstairs cloakroom. The first floor landing leads to the three bedrooms plus ensuite shower room to bedroom one and main bathroom.

Outside: There is a drive to the front and this leads to the garage which has currently been converted to provide a store area at the front and a utility area to the rear. There is also a small area of front garden. The main garden is to the rear and this has been attractively laid out with a lovely large paved area and a neat area of artificial lawn.

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

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TOTAL FLOOR AREA - 941 sq ft (87.4 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts 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.
 Made with MapInfo 12.0.0

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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