



PETTENGELLS
ESTATE AGENTS

5 Chestnut Grove, Manor Road, New Milton, Hampshire, BH25 5WU
Offers Over £400,000

5 Chestnut Grove, Manor Road, New Milton,
Hampshire, BH25 5WU

- Spacious well presented home
- Three bedrooms
- Living room with separate dining area
- Downstairs cloakroom
- Ensuite & bathroom
- Double parking bay
- Garden
- Convenient location close to town centre
- Lovely kitchen/breakfast room





SUPERBLY PRESENTED PENNYFARTHINGS BUILT THREE BEDROOM SEMI DETACHED HOUSE, CONVENIENTLY CLOSE TO TOWN CENTRE/STATION.

Accommodation: The entrance hall leads into a lovely lounge with separate dining area. There is a spacious kitchen/breakfast room and a downstairs cloakroom. Upstairs the landing leads to three bedrooms, two doubles and a single. Bedrooms one and two have fitted wardrobes and the main bedroom has an ensuite shower room. There is then a family bathroom.

Outside: To the front is a useful drive/double parking bay. Garden to side. The rear garden is laid out for relative ease of maintenance with a lawned area and borders and then a patio.

Council tax band: C, **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. 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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