



PETTENGELLS
ESTATE AGENTS

48 Ferndale Road, New Milton, Hampshire, BH25 5EY
Asking Price £575,000

48 Ferndale Road, New Milton, Hampshire, BH25 5EY

- Spacious detached home
- Drive & double garage
- Gardens
- Large living room
- Second reception room
- Kitchen
- Bathroom & shower
- View by appointment
- Four double bedrooms





SPACIOUS DETACHED HOME OFFERED CHAIN FREE!!
This four bedroom, two reception room house has a double garage and viewing recommended.

Accommodation: The entrance hall leads into a large double aspect living room. There is a spacious second reception room ie dining room or family room also overlooking the rear garden. The kitchen/breakfast room also has a pleasant view to the rear, there is a downstairs cloakroom. Upstairs there are four bedrooms and a bathroom with separate shower cubicle, adjoining this is a cloakroom WC.

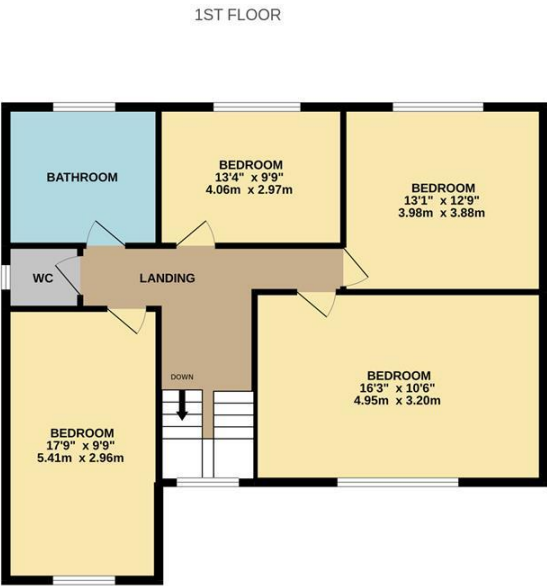
Outside: To the front there is an area of lawned garden and adjoining this is the drive giving off road parking which leads to the double garage with twin up and over doors to front, one of which is electric. The rear garden includes a lawned area plus paved patio and shrubs.

EPC: C, Council tax band: E, Tenure: Freehold, Total approx floor area: 1668 sq ft

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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.
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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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