



**PETTENGELLS**  
ESTATE AGENTS

21 Glengarry, New Milton, Hampshire, BH25 6UA  
Asking Price £375,000

21 Glengarry, New Milton, Hampshire, BH25 6UA

- Freehold Bungalow
- Two Bedrooms
- Kitchen/Dining Rm
- Living Room
- Shower Room
- Pleasant Gardens
- Garage
- Convenient Location
- Close to Tesco/Aldi
- Family/garden room





LOVELY TWO BEDROOM, TWO RECEPTION ROOM BUNGALOW WITH MODERN KITCHEN AND BATHROOM AND OFFERED AS A CHAIN FREE SALE.

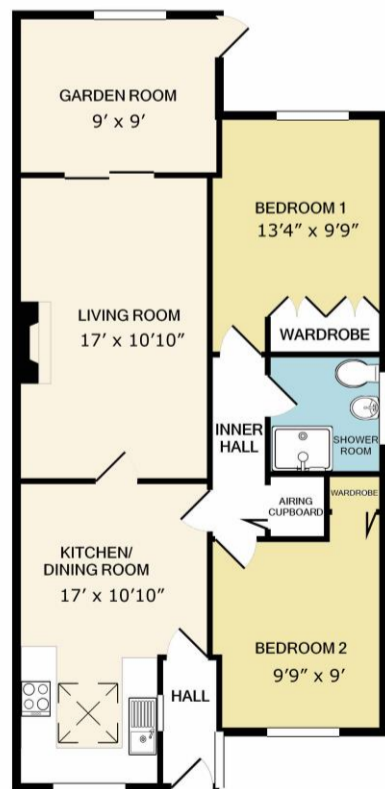
Accommodation: The entrance hall leads into an impressive modern kitchen/dining room. There is then a lovely living room which in turn leads to the family/garden room. There is an inner hall opening to the two double bedrooms both of which have fitted or built in wardrobes, there is then a relatively new shower room.

Outside: There is a garage in a block. There is an area of mainly lawned front garden and shrub borders. The rear garden has a further lawned area as well as borders, there is an extensive paved patio and three sheds, one of which is used as a utility space. There is currently an adjoining tool shed behind and the more recently added large shed also has power supplied and could even be a potential home office.

EPC: D, 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 APPROX. FLOOR AREA 794 SQ.FT. (73.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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