



PETTENGELLS
ESTATE AGENTS

8 Queens Grove, New Milton, Hampshire, BH25 5DA
Asking Price £400,000

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- Three Bedroom detached bungalow
- Good sized L-Shaped Living/Dining Room
- Bathroom
- Kitchen
- Garage
- Pleasant South/West Garden
- Parking for several cars on driveway
- Viewing Recommended
- Gas central heating
- Mainly triple glazed windows



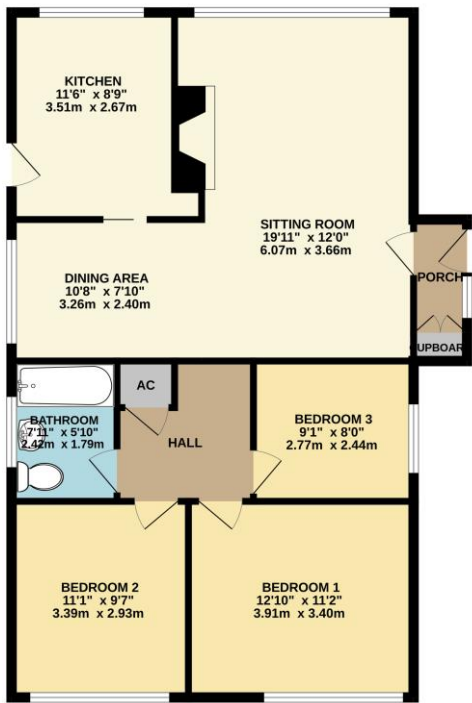


Accommodation: Hall and there is an impressive L-shaped living/dining room which has an outlook over the rear garden in the living area. From the dining area there is a door into the fitted kitchen with window to the rear and door to side access to rear garden. There is an inner hall leading to the three well proportioned bedrooms and a bathroom.

Outside: To the front of the bungalow there is an area of lawned garden and adjoining this there is a long driveway giving lots of off road parking for several cars and leads to the detached single garage. The rear garden comprises mainly lawn and shrub and flower borders and enjoys an approx south westerly aspect.

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GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.

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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