



**PETTENGELLS**  
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2 Greenwood Close, New Milton, Hampshire, BH25 6FB  
Asking Price £400,000

2 Greenwood Close, New Milton, Hampshire,  
BH25 6FB

- Lovely modern house, available quickly
- Five years old, remainder of warranty
- Three bedrooms
- Ensuite & bathroom
- Kitchen/dining room
- Living room
- Garden
- Two parking spaces
- Downstairs WC
- Close to amenities and schools





SUPERB MODERN 'PENNYFARTHINGS' BUILT DETACHED HOME OFFERED 'CHAIN FREE'.

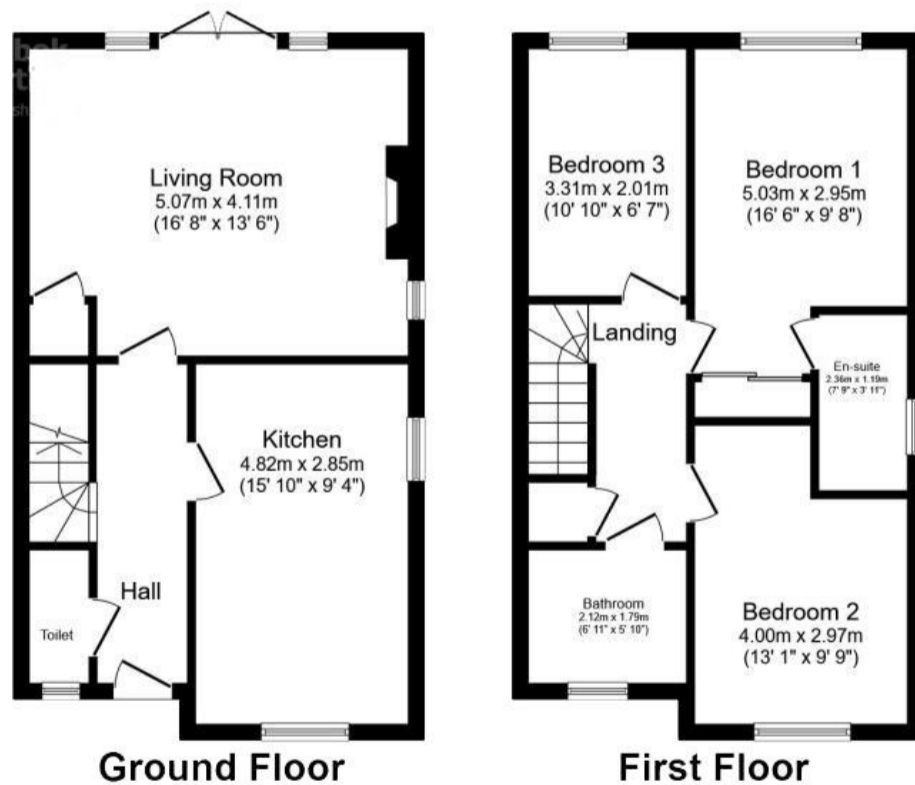
Accommodation: The entrance hall leads into an impressive living room (with underfloor heating) overlooking the garden. There is a spacious and well-appointed kitchen/dining room and this also houses the boiler for the gas-fired central heating. Usefully, there is a downstairs cloakroom. Upstairs there are three bedrooms with even bedroom three being a small double and there is an ensuite shower room to bedroom one and a family bathroom.

Outside: To the front there is some garden areas and two allocated parking spaces, the rear garden comprises lawn. There is also shed and a paved patio.

EPC: B, Council tax band: D, Tenure: Freehold

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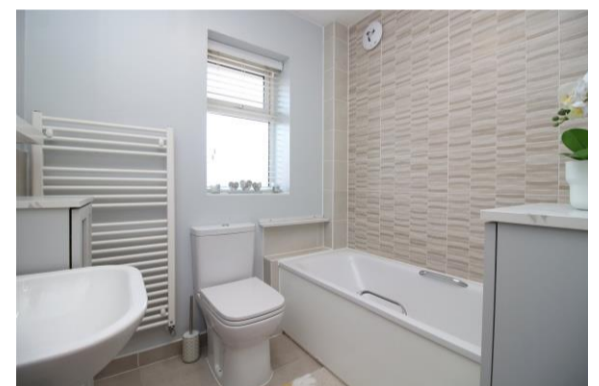
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



Total floor area 89.1 m<sup>2</sup> (959 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**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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