



PETTENGELLS
ESTATE AGENTS

1 Shenstone Court, Barton Court Road, New Milton, Hampshire, BH25 6PD
Offers Over £340,000

1 Shenstone Court, Barton Court Road, New Milton, Hampshire, BH25 6PD

- Two Bedrooms
- Living/Dining Room
- New Kitchen in 2022
- Shower Room
- Gardens
- Garage With Power
- 'Low Maintenance' Property
- Close To Town
- Freehold





WELL PRESENTED BUNGALOW, CLOSE TO TOWN!
We are pleased to offer as a chain free sale, this appealing two bedroom 'end' bungalow with garage and gardens, and situated in this excellent location close to town.

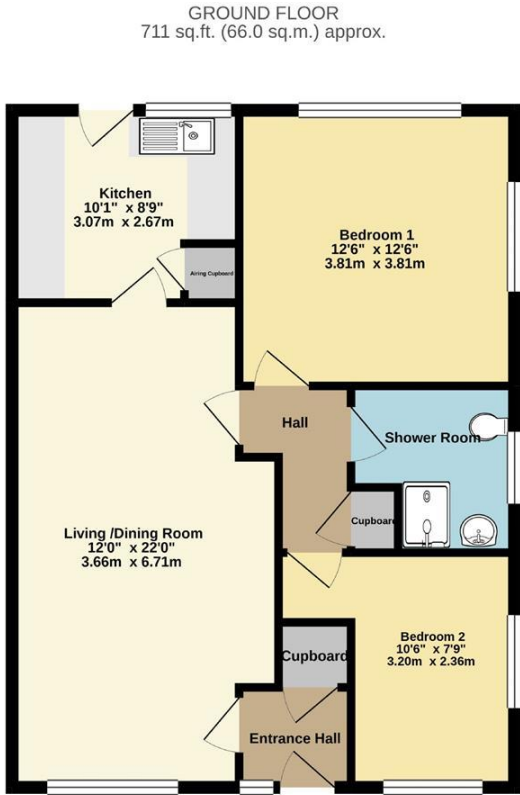
Accommodation: The entrance hall leads into a porch which in turn leads into the living/dining room which has a window to front with pleasant outlook and a feature fire place. The kitchen has window and door to rear garden, gas boiler, airing cupboard, cooker included, space for washing machine and fridge/freezer. The inner hall leads to the two bedrooms both having double aspect windows and there is also a shower room with window.

Outside: To the front of the bungalow is an area of lawned garden. There is a maintenance arrangement for the seasonal upkeep of the front grass areas which has been at approx £30 per month. The rear garden comprises a lawned area as well as paving and there is also a shed. There is a garage in a block close by with power supplied.

EPC: D, COUNCIL TAX BAND: D, TENURE: Freehold

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

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TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners 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.
Made with Merge 1/2024

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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