



PETTENGELLS
ESTATE AGENTS

7 Fawn Gardens, New Milton, Hampshire, BH25 5GJ
Asking Price £400,000

7 Fawn Gardens, New Milton, Hampshire, BH25 5GJ

- Three bedrooms
- Living room
- Dining room
- Conservatory
- Downstairs cloakroom
- Utility room
- Shower room
- South facing garden
- Driveway
- Chain free sale





THREE BEDROOM, THREE RECEPTION ROOM HOME ON POPULAR DEVELOPMENT OFFERED CHAIN FREE

Accommodation: There is an entrance hall and downstairs cloakroom, there is then the dining room/family room and off this the utility room and also staircase to first floor. The kitchen overlooks the rear garden and the living room leads into the conservatory which has a radiator i.e useable all year round and again overlooks the rear. Upstairs there are three well proportioned bedrooms and a shower room.

Outside: To the front is a useful off road parking area and this leads to the original garage which has now been sub divided into a store area at the front and a utility area at the rear which is accessed from within the house. The rear garden enjoys a southerly aspect and comprises lawned area as well as a shed and paved patio.

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

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TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, windows, doors 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 structure, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints (2022)

IMPORTANT: 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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