



PETTENGELLS
ESTATE AGENTS

2 Rothbury Park, New Milton, Hampshire, BH25 6TR
Asking Price £367,500

2 Rothbury Park, New Milton, Hampshire, BH25 6TR

- Three Bedrooms
- 25' Living Room
- Kitchen
- Vacant Possession
- Bathroom
- Conservatory
- Garage & Parking
- Gardens





THREE BEDROOM HOME IN GOOD LOCATION!

We are pleased to offer as a chain free sale this three double bedroom staggered mid terrace house with garage, originally built by 'Lewis Homes' and situated in a pleasant location. Features include a downstairs cloakroom and conservatory.

Accommodation: The entrance hall leads to the downstairs cloakroom. There is a good size living/dining room which leads to the conservatory and there is a kitchen. Upstairs there are three double bedrooms and a bathroom.

Outside: - To the front of the house is a lawned garden and this extends to the other side of the pathway as well.

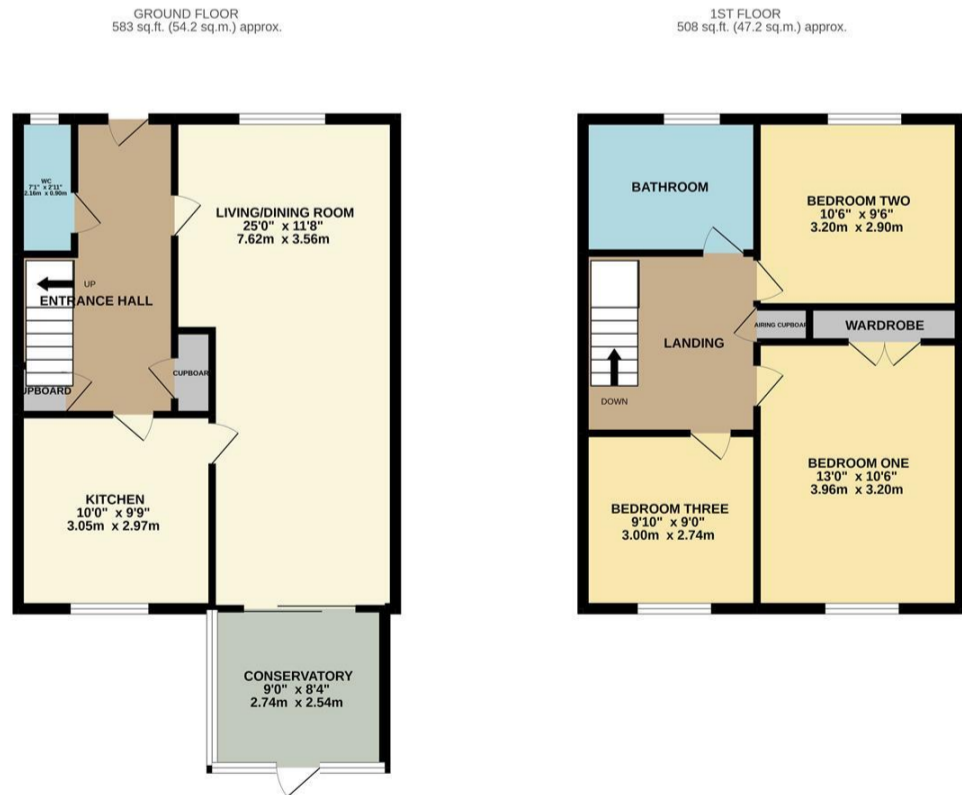
Garage: - 18' x 9' (5.49m x 2.74m) - With power supplied and door to:

Rear: - This comprises a pleasant area with gate affording rear access, leading to the off road parking space where there is also a further area of garden belonging to this house.

Council Tax Band: D, Tenure: Freehold, EPC: C

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



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 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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