



PETTENGELLS
ESTATE AGENTS

34 Bowland Rise, New Milton, Hampshire, BH25 6TZ
£345,000

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- 'Lewis' Built Semi'
- Through Living/Dining Room
- Three Bedrooms
- Gas Central Heating
- Pleasant Garden
- Vacant Possession (subject to probate)
- Garage In A Block
- Downstairs WC
- Bathroom
- Potential to Improve





THREE BEDROOM HOUSE IN PLEASANT LOCATION!

We are pleased to offer this three bedroom semi detached house situated in a convenient location. Benefitting from downstairs WC, living/dining room and a pleasant garden, with open outlook.

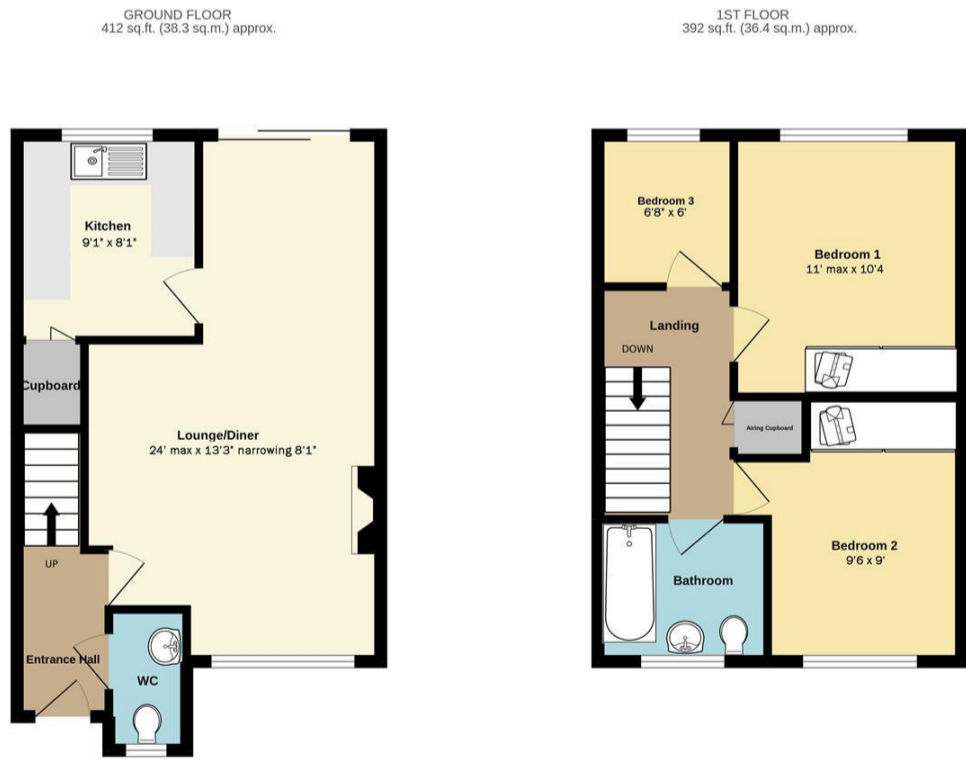
Accommodation: (This house would benefit from some interior refurbishment and updating.) On the ground floor there is a kitchen and living/dining room as well as a cloakroom/WC. On the upper floor are two double bedrooms, a single bedroom and a family bathroom.

Outside: This is laid out for ease of maintenance being mainly paved, bounded by panelled fencing and brick wall. There is a garage in a block a short walk away

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

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TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.
While 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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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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