



PETTENGELLS
ESTATE AGENTS

11 Furze Croft, New Milton, Hampshire, BH25 6NH
Asking Price £440,000

11 Furze Croft, New Milton, Hampshire, BH25 6NH

- Great Potential
- Chain Free Sale - Probate Granted
- Close To Town Centre/amenities
- Detached Bungalow
- Large Plot
- Driveway
- Gardens
- Garage
- Two Bedrooms
- Living/Dining Room & Conservatory





DETACHED BUNGALOW WITH GREAT POTENTIAL, PRIME LOCATION CLOSE TO TOWN CENTRE AND AMENITIES.

We are pleased to offer as a chain free sale, this two bedroom detached bungalow, conveniently situated close to town, sitting on a good sized plot and offering subject to any relevant permissions great scope to refurbish/extend.

Accommodation: A porch leads into the main entrance hall. There is a living room which opens to the conservatory. There are two bedrooms and a shower room and there is a cloakroom/WC.

Outside: To the front there is an area of garden, adjoining which the wide drive gives off road parking and continues via gates along the side and leads to the garage (15'7" x 9'10") with electric door to front and power supplied, behind this is a useful workshop also with power. The rear garden is also laid out for relative ease of maintenance and there is also a green house.

EPC: E, 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: 889 sq.ft. (82.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide to 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 Housplan 03/02



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 and we would be happy to help a prospective buyer investigate. 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 a surveyor to report before proceeding, and we will assist whenever possible.

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