



PETTENGELLS
ESTATE AGENTS

37 Miller Close, New Milton, Hampshire, BH25 5AT
Asking Price £325,000

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- Superb character house
- Two bedrooms
- Modern kitchen/breakfast room
- Living/dining room
- Bathroom
- Lovely garden
- Ample off road parking
- Viewing recommended
- Conservatory
- Cul de sac location





IMPRESSIVE CHARACTER TWO BEDROOM END OF TERRACE HOUSE OFFERING FUTURE POTENTIAL.

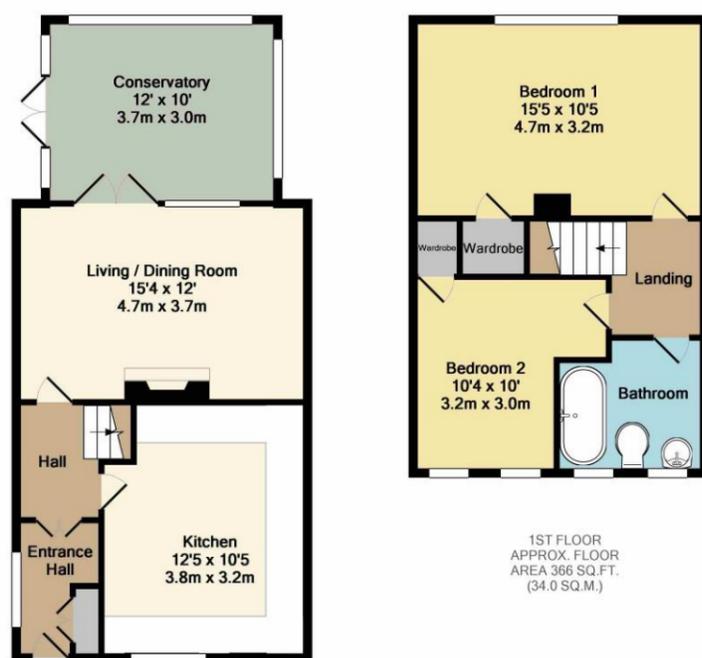
Accommodation: The entrance hall leads into a living room with log burner and then in turn leads into a conservatory overlooking the rear garden. There is a well appointed modern kitchen/breakfast room. Integrated appliances comprise dishwasher, washing machine, fridge/freezer, hob, hood, oven, plus combination /microwave oven. Upstairs the landing leads to two bedrooms and a bathroom.

Outside: To the front and side there is good off road parking and the rear garden provides an impressive lawned area sweeping from the side to the rear, of course subject to planning this also gives interesting potential should a future buyer wish to extend. South/west aspect.

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

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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. 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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