



PETTENGELLS
ESTATE AGENTS

6 Fawn Gardens, New Milton, Hampshire, BH25 5GJ
Asking Price £385,000

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- Popular Development
- Three Bedroom Semi'
- Parking To Front
- Westerly Facing Rear Garden
- Converted Garage To Utility Room + Storage Room
- Garden Shed & Greenhouse
- Two Reception Rooms
- Double Glazed
- Gas Fire Central Heating
- Ground Floor Shower Room





IMPRESSIVE HOUSE ON POPULAR DEVELOPMENT, CHAIN FREE SALE.

We are pleased to offer this 'Wessex design' three bedroom, two reception room semi detached house, with viewing recommended.

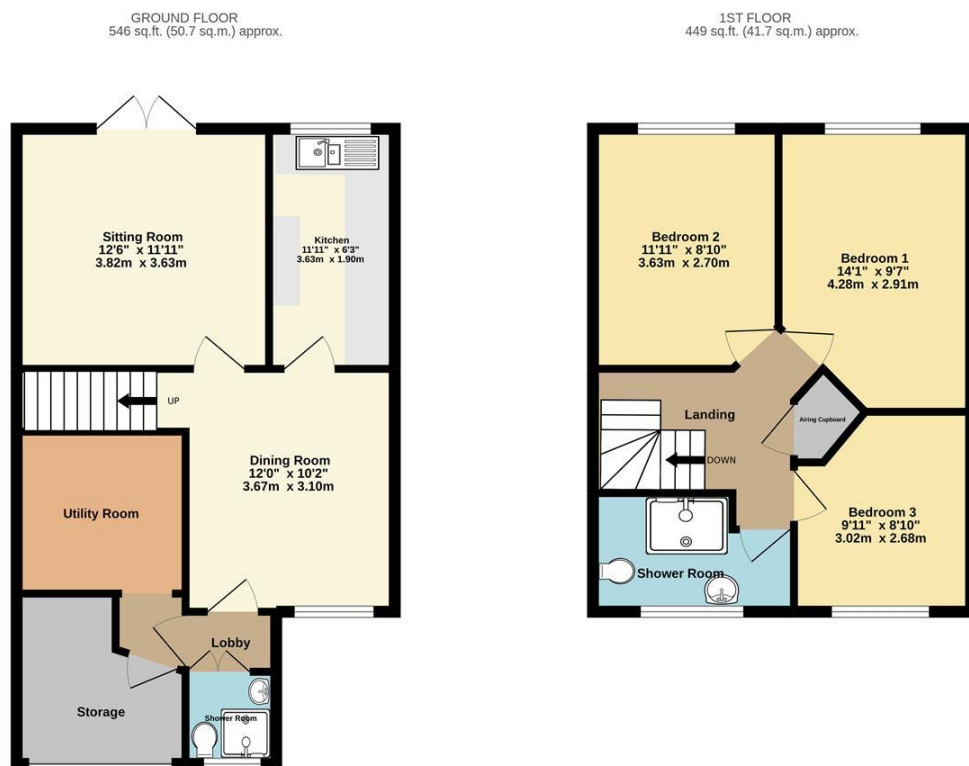
Accommodation: An entrance hall leads to the downstairs shower room. The living room is at the rear with doors opening onto the lovely rear garden, there is a separate dining room with door leading into the kitchen. The utility room is at the rear of the converted garage, there is a further door leading to the front which offers further storage. Upstairs there are three bedrooms and a further shower room.

Outside: To the front of the house there is off road parking and gate to the side giving access to the rear. The rear garden enjoys an approx westerly aspect, has lawned and paved areas as well as shrub borders. There are several outbuildings including sheds and a greenhouse.

EPC: C, Council tax band: D, Tenure: Freehold, Total Approx Floor Area: 994 sq ft

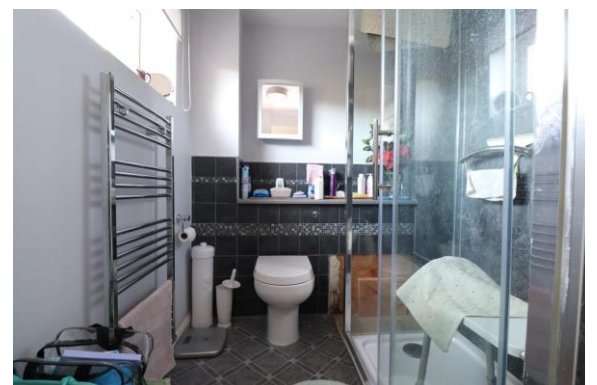
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TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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