



**PETTENGELLS**  
ESTATE AGENTS

65 Oak Road, New Milton, Hampshire, BH25 5BD  
Asking Price £350,000

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- Two Bedroom Detached Bungalow
- Long Driveway Giving Plenty Of Off Road Parking
- Bathroom Plus An Additional WC
- Second Reception Room/Sun Room
- Fitted Kitchen
- Nicely Presented
- Double Glazed
- Garden
- Secluded Plot
- Chain Free





**DETACHED TWO BEDROOM BUNGALOW, CHAIN FREE SALE.**

We are pleased to offer this two bedroom detached bungalow with benefits including a double aspect lounge with an archway through to the dining area, fitted kitchen and a second reception room/sun room.

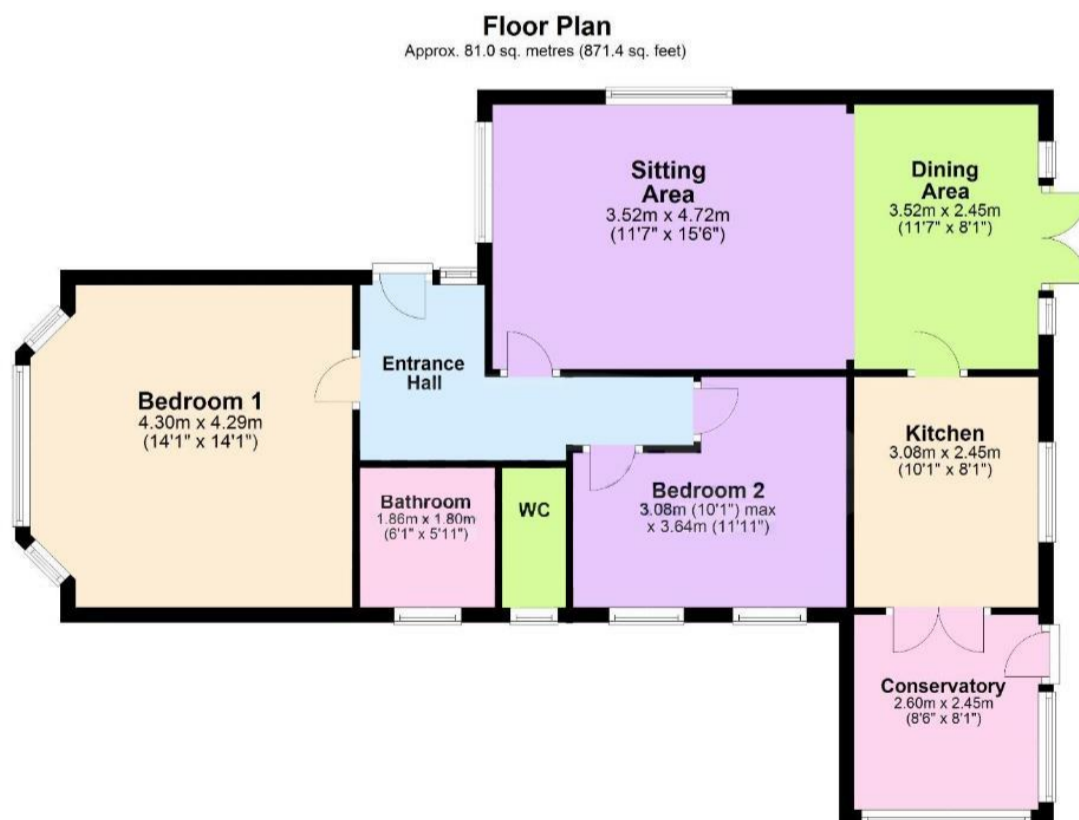
**Accommodation:** The entrance hall leads into the double aspect living room with a feature fire place which in turn, leads through an archway into the dining area which has French doors leading out to the rear garden. The kitchen comprises and has space for various appliances and leads into the second reception room/sun room which opens out to the rear garden. There are two bedrooms and a bathroom (shower over bath) plus an additional WC.

**Outside:** To the front of the bungalow is a paved area with various flower and shrub borders offering screening from the road and the drive gives space for ample off road parking. The private rear garden comprises a mainly lawned area and one shed.

EPC: D, 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 area: approx. 81.0 sq. metres (871.4 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'



**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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