



PETTENGELLS
ESTATE AGENTS

12 Derwent Road, New Milton, Hampshire, BH25 5HY
Asking Price £485,000

12 Derwent Road, New Milton, Hampshire, BH25 5HY

- Four bedrooms
- South Facing Garden
- Driveway To Front
- Ensuite
- Bathroom
- Living/dining Room
- Kitchen
- Utility Room
- Garage Store
- Very Modern Gas Boiler





FOUR BEDROOM DETACHED HOME WITH VIEWING RECOMMENDED!

We are pleased to offer this appealing four bedroom detached house situated on the outskirts of New Milton, with features including good off road parking to the front, a pleasant garden to the rear, a living/dining room which overlooks the rear garden, and upstairs an ensuite shower room which compliments the main bathroom.

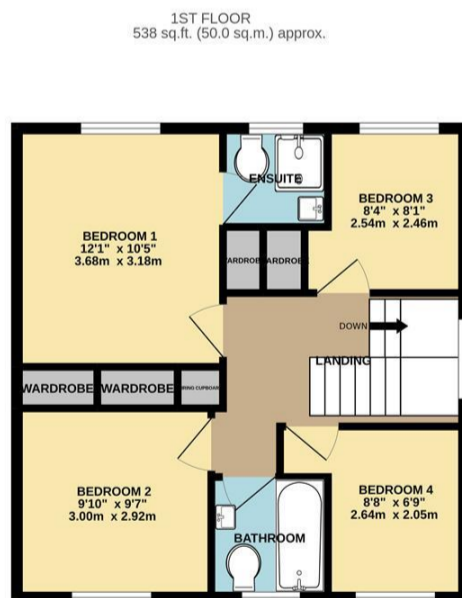
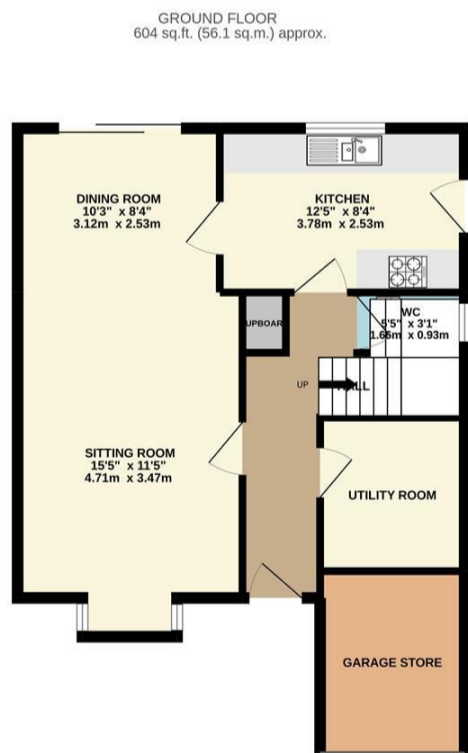
Accommodation: The porch leads into the entrance hall and this in turn accesses the rear half of the original garage which is now a utility room. There is a lovely double aspect living/dining room with french doors opening to the attractive rear garden. There is a downstairs cloakroom and a kitchen which also leads outside. The staircase rises to the first floor landing which accesses the four bedrooms, three of which have built in wardrobes, and bedroom one has an ensuite shower room. There is also the main bathroom ie 3 WC's in total.

Outside: To the front of the property the driveway gives off road parking for three cars. The garage has been converted into a garage store at the front and the rear half is a useful utility room. The rear garden is a lovely feature of the property with lawned area, shrub borders, paving and a garden shed; enjoying an approx southerly aspect.

EPC: C, Council Tax Band: E, Tenure: Freehold

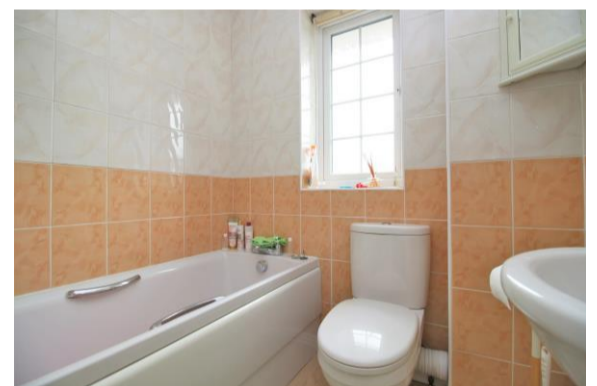
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.
Whilst 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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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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