



**PETTENGELLS**  
ESTATE AGENTS

27 Rosewood Gardens, New Milton, Hampshire, BH25 5NA  
Offers Over £400,000

27 Rosewood Gardens, New Milton, Hampshire,  
BH25 5NA

- Detached bungalow
- Three bedrooms
- Good size kitchen/dining room
- Garage
- No onward chain
- Pleasant gardens
- Drive with parking for several cars
- Separate WC
- Double glazed & gas fired central heating
- Prime residential location





**DETACHED THREE BEDROOM, TWO RECEPTION ROOM BUNGALOW.**

Pettengells are pleased to offer a three bedroom, two reception detached bungalow situated in a pleasant residential location offered as a chain free sale, viewing highly recommended, plenty of off road parking, detached garage and gardens to the front and rear.

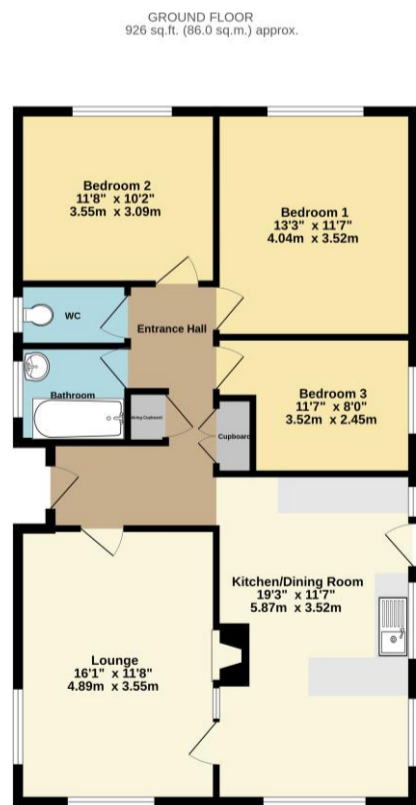
**Accommodation:** The front door leads to the entrance hallway with coats cupboard. Doors lead into the double aspect living room with windows to the front and side and door into the dining area. Door from hallway to the good size kitchen/dining room with a range of floor and wall mounted units, central heating boiler and door to rear. From the hallway there are three double bedrooms. Bathroom and separate WC. The bungalow would benefit from some modernisation/re-decoration.

**Outside:** To the front of the property there is an area of garden and a driveway with ample parking leads to the detached garage with personal door to the rear. Access to the rear garden is via side gate from the driveway or from the kitchen. The garden is laid to lawn with panelled fencing, with various shrub and flower borders.

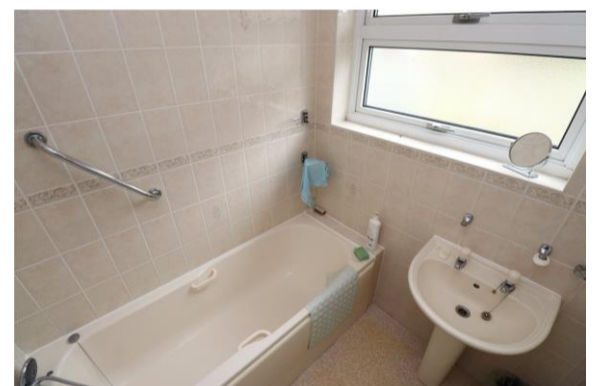
EPC: E, Council tax band: D, Tenure: Freehold

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



TOTAL FLOOR AREA: 926 sq.ft. (86.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Hoxpox 02/04



**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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