



PETTENGELLS
ESTATE AGENTS

82 Manor Road, New Milton, Hampshire, BH25 5EJ
Asking Price £449,950

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- Detached Bungalow
- Three Bedrooms
- Very Large Garden And 23' x 16' Outbuilding
- Requires Modernisation
- Substantial Driveway and Parking
- Elevated Location
- Gas Fired Central Heating
- Scope To Extend Subject To Planning Permission
- Close To Station/Town
- Viewing Recommended





THREE BEDROOM BUNGALOW REQUIRING MODERNISATION/REFURBISHMENT, ON A SUBSTANTIAL PLOT!

We are pleased to offer this three bedroom detached bungalow, situated on a particularly large plot in an elevated position on Manor Road. The rear garden is a substantial size and the bungalow could benefit from extension, subject to planning permission. Short walk from New Milton town/station.

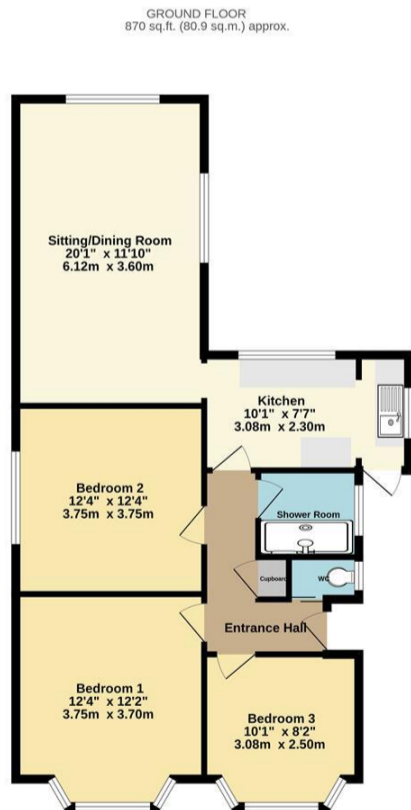
Accommodation: The front door opens to the main hall which leads into the double aspect living/dining room. There is a kitchen which requires some updating however is very useable and with views over the rear garden. There are three bedrooms, two doubles and one good size single and a wet room with separate WC.

Outside: This bungalow sits on an elevated position. There is an area of parking for 2/3 cars to the front of the property and a long driveway which leads down the side of the bungalow to a large timber outbuilding/garage (23' x 16') also housing an outside WC, and offers great future potential. There is a large area of rear garden comprising mainly lawn.

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

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TOTAL FLOOR AREA: 870 sq.ft. (80.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide to 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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IMPORTANT: 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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