



PETTENGELLS
ESTATE AGENTS

71 Ferndale Road, New Milton, Hampshire, BH25 5DP
Offers Over £450,000

71 Ferndale Road, New Milton, Hampshire, BH25 5DP

- Impressive Detached Bungalow
- Three Bedrooms
- En Suite Shower Room
- Bathroom
- Deceptively Spacious
- South Facing Garden
- Pleasant Location
- Drive & Garage
- Viewing Recommended
- Living Room, Family Room, Kitchen





IMPRESSIVE MODERNISED & EXTENDED BUNGALOW.

We are pleased to offer this deceptively spacious three bedroom, two reception room, two bathroom detached bungalow situated on the fringes of New Milton, and with viewing recommended.

Accommodation: The entrance hall leads into the living room. The contemporary style open plan living space then leads into kitchen as well as dining/family room with the latter having bi-fold doors opening to garden. There are three double bedrooms with bedroom one being a particularly generous size and also having an en suite shower room. There is a main bathroom as well.

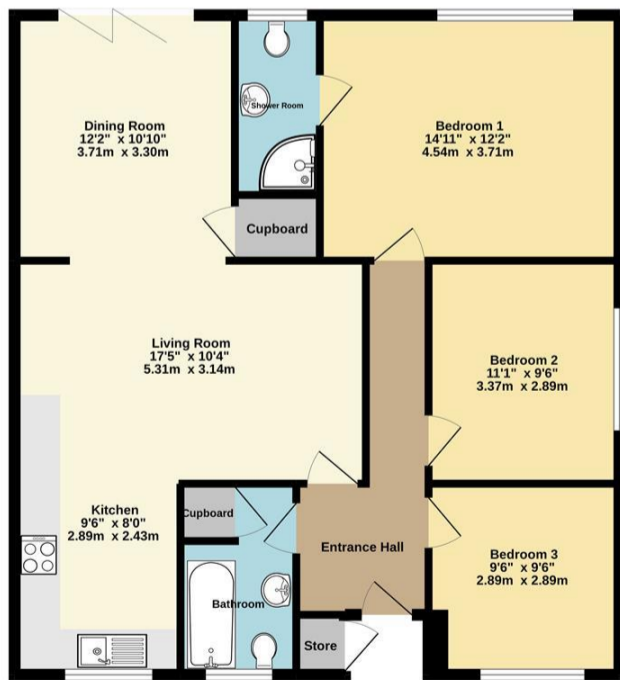
Outside: To the front of the bungalow is an area of garden. To the rear the drive gives off road parking and leads to the detached single garage 18'3" x 8'5". This adjoins the private rear garden which has lawned areas as well as some shrubs and paved patio. There is a shed, green house and small summer house and the rear garden enjoys an approx southerly aspect.

EPC: C, Current 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

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any 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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