



**PETTENGELLS**  
ESTATE AGENTS

104 Buckingham Walk, New Milton, Hampshire, BH25 5UB  
Asking Price £335,000

104 Buckingham Walk, New Milton, Hampshire,  
BH25 5UB

- Popular Development
- Freehold House
- Off Road Parking
- Gardens
- Three Bedrooms
- 25' Living/Dining Room
- Kitchen
- Downstairs WC
- Bathroom
- Sole Agents





**EXTENDED THREE BEDROOM HOUSE, ON POPULAR DEVELOPMENT!**

We are pleased to offer this three bedroom end of terrace house, with features including 25' living/dining room, and viewing recommended.

**Accommodation:** There is an entrance hall leading to the downstairs cloakroom. There is a kitchen to the front and a 25' combined living/dining room at the rear, opening out to the back garden. There is a first floor landing which leads to the three bedrooms, two of which are generous doubles and one being a decent single. There is a bathroom.

**Outside:** To the front and side are areas of garden, there are also two adjoining off road allocated parking spaces. The rear garden comprises lawned and decked areas and there is a large shed (12' x 9').

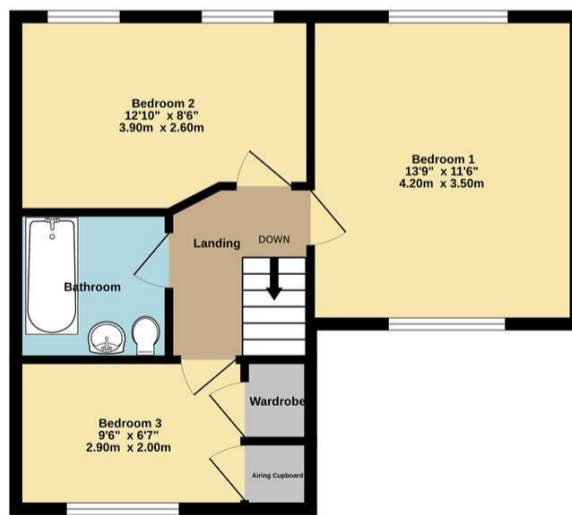
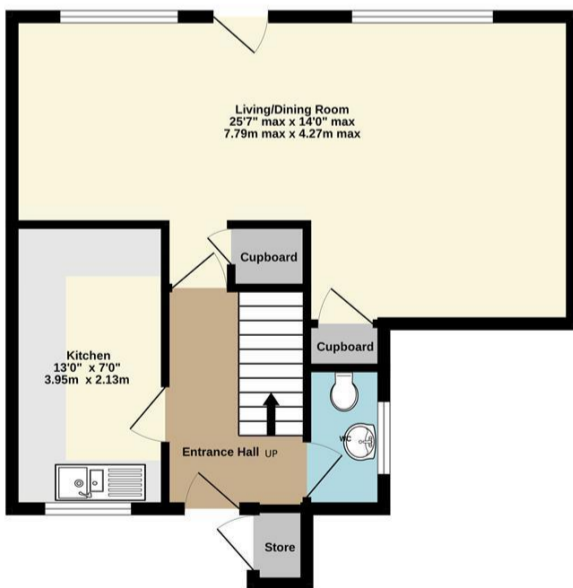
EPC: C, Council Tax Band: B, Tenure: Freehold

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

GROUND FLOOR  
510 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.2 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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