



PETTENGELLS
ESTATE AGENTS

81 Pinewood Road, Hordle, Hampshire, SO41 0GN
Asking Price £465,000

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- Three bedroom detached bungalow
- Kitchen/dining room
- Good sized living room
- Shower room
- Double glazed & Gas-fired central heating
- Detached garage with power and lighting
- Off-road parking for multiple vehicles
- Double gates to the side
- Situated in the village of Hordle
- Viewing highly recommended





A VERY WELL PRESENTED THREE-BEDROOM DETACHED BUNGALOW IN THE VILLAGE OF HORDLE WITH IMPRESSIVE KITCHEN/DINING ROOM, DETACHED GARAGE AND PARKING FOR MULTIPLE VEHICLES.

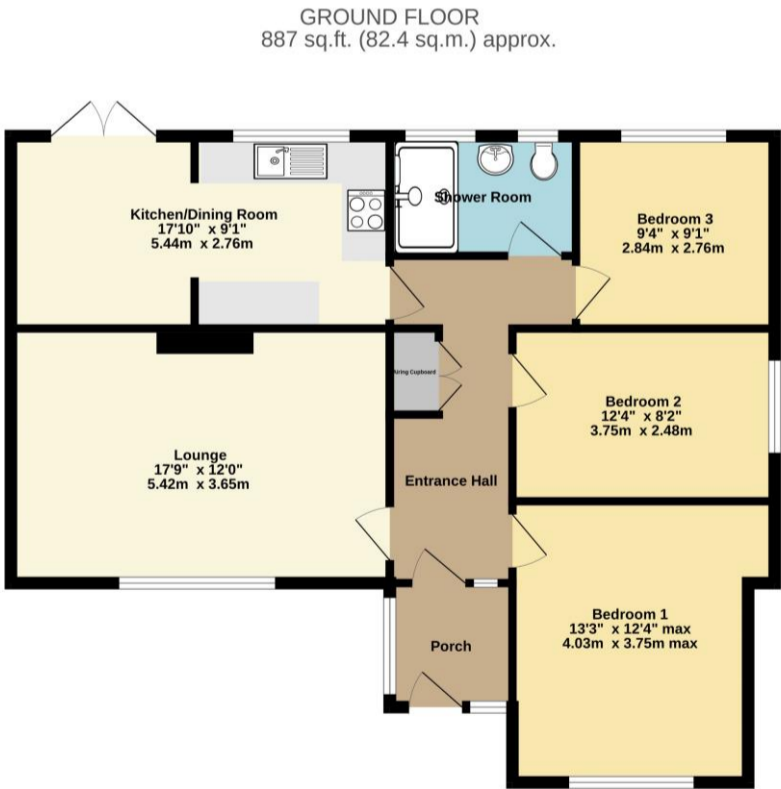
Accommodation: The outer front door opens into handy porch with door opening to main hallway where the airing cupboard, and gas-fired central heating boiler is located. Hatch to partly boarded loft space with pull down ladder. The good sized living room overlooks the front and a door from the hallway leads into the kitchen/dining room with double doors opening onto the rear garden. There are three good sized bedrooms and shower room.

Outside: The front of the bungalow is laid to mainly lawn with mature shrub borders and off-road parking and double gates to the side giving a further area of parking which in turn leads to the detached garage measuring 5.85 m x 2.79m (19'2' x 9'2') with up and over door with lighting and power. The rear garden is laid to lawn with mature shrubs and flower borders with a further storage area to the rear of the garage.

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

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TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts 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 MapInfo 12.0.0

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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