



PETTENGELLS
ESTATE AGENTS

89 Marryat Road, New Milton, Hampshire, BH25 5JF
Asking Price £329,950

89 Marryat Road, New Milton, Hampshire, BH25 5JF

- End of terrace house
- Drive & garage
- Gardens
- Chain free sale
- Three bedrooms
- Living/dining room
- Kitchen
- Downstairs WC
- Shower room





HOUSE OFFERED CHAIN FREE WITH DRIVE, GARAGE AND GARDENS

Accommodation: The entrance hall leads to the downstairs cloakroom and the main hall area has staircase leading to the upper floor. There is a good size living/dining room which has a feature fireplace and the dining area leads to the kitchen, which has an archway into the hall as well as a door to the rear garden. Upstairs are three bedrooms, a shower room and an airing cupboard with fairly modern gas boiler.

Outside: The house has a wide frontage onto the road with lawned areas of garden, a drive giving off road parking which leads to the detached single garage 15'8" x 10' with power supplied. The rear garden is divided into various areas, one of which has lawn and shrub borders and then a further area with artificial lawn at the rear, a garden shed and there is a large lean to/garden room 12' x 8' adjoining the rear of the house which has power supplied and has a radiator.

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

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TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other details 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with lettings 10/2022

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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