



PETTENGELLS
ESTATE AGENTS

81 Manor Road, New Milton, Hampshire, BH25 5EH
Asking Price £535,000

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- Impressive character bungalow
- Walking distance of New Milton town
- Superb large garden (0.28 acre plot)
- Double length garage
- Lots of scope to extend/improve
- Three bedrms
- Living room
- Dining room
- Kitchen
- Bathroom





IMPRESSIVE CHARACTER BUNGALOW WITH DELIGHTFUL LARGE GARDENS, VIEWING RECOMMENDED. LOTS OF POTENTIAL!

Accommodation: There is a large porch/sun room at the front leading into a welcoming entrance hall. There is a living room and then a dining room, and this leads into the kitchen. There are three bedrooms and a bathroom.

Outside: The bungalow sits on an impressive large plot measuring approximately 0.28 of an acre. There is a lawned garden to the front with shrubs and a long driveway along the side, giving lots of off road parking and then via a five bar gate to the rear of the bungalow there is a lovely, splendid large garden with lawned area close to the property and then a more of a nature garden towards the rear. There is a useful tandem double length garage (34' x 9'2) with workshop area behind.

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

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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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