



**PETTENGELLS**  
ESTATE AGENTS

91 Marryat Road, New Milton, Hampshire, BH25 5JF  
Asking Price £340,000

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- Three bedrooms
- Living/dining room
- Kitchen
- Shower room
- Downstairs WC
- Bright rear garden
- Driveway
- Chain free sale
- Sole agents
- Viewing recommended







**THREE BEDROOM HOME OFFERED CHAIN FREE**

We are pleased to offer this three bedroom end of terrace house with driveway giving off road parking, downstairs cloakroom, well proportioned bedrooms, and pleasant gardens.

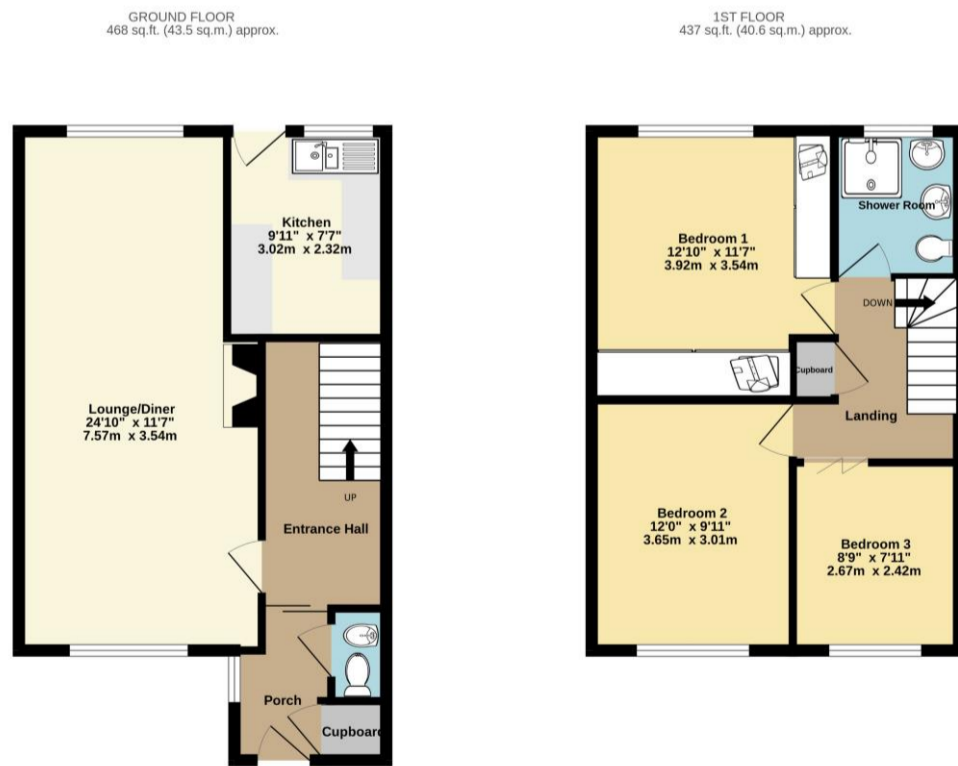
Accommodation: There is an entrance hall and a downstairs cloakroom and then the main hallway leads into the double aspect living/dining room. The latter area leads into the kitchen which has a door to the rear garden. A staircase rises to the first floor landing accessing the three bedrooms with bedrooms one and two being good doubles and even bedroom three is a decent single room. There is a shower room.

Outside: The house has a good sized frontage along the road with mainly lawned gardens and the drive gives off road parking. The rear garden enjoys a bright aspect and comprises lawned area and flower and shrub borders, a shed and a leanto greenhouse.

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



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
 Made with Metropix (02023)

**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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