



**PETTENGELLS**  
ESTATE AGENTS

37 Howards Mead, Pennington, Lymington, Hampshire, SO41 8GH  
Asking Price £325,000

37 Howards Mead, Pennington, Lymington,  
Hampshire, SO41 8GH

- Three Bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Gardens
- Freehold house
- Viewing recommended





### IMPRESSIVE THREE BEDROOM HOME

We are pleased to offer this three bedroom end of terrace house which benefits from a modern kitchen and shower room, and a pleasant rear garden

**Accommodation:** The entrance hall leads into the living room at the front of the house and this opens to the well appointed kitchen which has integrated appliances comprising fridge, freezer, oven and hob. Upstairs the first floor landing leads to the three bedrooms, two of which are doubles and one single, there is also a shower room.

**Outside:** There is a general parking area conveniently in front of the property. There is an area of front garden with hedge to one side. The rear garden is a particularly good width and is also laid out for ease of maintenance and has a large shed with power. There is a large integral store at the back of the house with power supplied and this also houses the gas boiler.

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

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



**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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