



PETTENGELLS
ESTATE AGENTS

1 Hobart Road, New Milton, Hampshire, BH25 6EF
Asking Price £475,000

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- Three double bedrooms
- Detached bungalow close to town/amenities
- Extensively refurbished
- Driveway
- Garden
- Superb kitchen
- Impressive bathroom
- Living room overlooking the garden





TASTEFULLY REFURBISHED BUNGALOW, CONVENIENTLY CLOSE TO TOWN.

Accommodation: The entrance hall leads into the living room which has a pleasant outlook over the rear garden. There is well appointed and impressive kitchen/breakfast room. There are three bedrooms, with bedroom one having an extensive built in wardrobe and there is a superb bathroom with a separate shower.

Outside: This bungalow is situated on a corner plot and to the left side is an area of artificial grass, and to the other side a useful double off road parking bay/driveway, this adjoins the rear garden which has lawned and paved areas. There is also a large shed/store.

EPC: C, **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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