

35 Milton Mead, New Milton, Hampshire, BH25 6SX **Asking Price £409,950**

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- Extended semi-detached house
- Three double bedrooms
- Three reception rooms
- Impressive large kitchen/dining/family room
- Good size garden
- Close to town/amenities
- Gas fired central heating and double glazed
- Viewing recommended













A OLDER STYLE EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE CLOSE TO AMENITIES.

Accommodation: On the ground floor the entrance hall leads to the living room (which is currently used as a fourth bedroom), a further door from the hallway leads to the kitchen/breakfast/family room. This L shape room has three distinct areas with the family area having sliding patio doors onto the rear patio, the dining area opens to the modern fitted kitchen with built in appliances comprising double oven, fridge/freezer, corner carousel unit, induction hob with extractor hood over and window looking out to the rear garden. A door from the kitchen opens to the family room which houses the modern boiler and has a door to rear garden, although currently used as a storage/utility room this could potentially be a home office or family room. Upstairs there are three bedrooms and a modern bathroom. The owners inform us this house has been rewired and a new central heating system has been installed since the owners took residence approx 7 years ago.

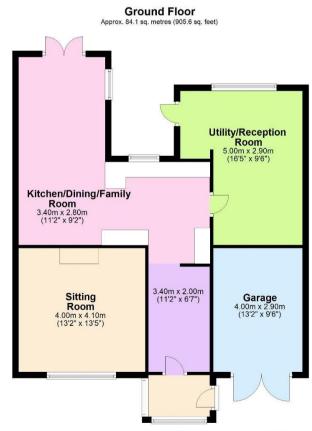
Outside: There is a pleasant area of rear garden which is a good size and laid mainly to lawn with various flower and shrub borders and a paved patio adjoining the rear of the property. To the side of the property there is a driveway leading to the garage/store room with double wooden doors, currently the owners have not applied for the curb to be dropped however this could be applied for with NFDC to give off road parking.

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

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ESTATE AGENTS

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





Total area: approx. 128.4 sq. metres (1382.3 sq. feet)

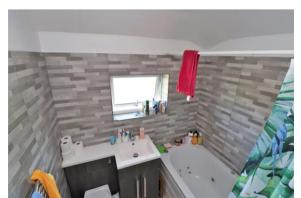
"Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purposes.

Plan produced using PlanUp.

35 Milton Mead, New Milton

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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