



PETTENGELLS
ESTATE AGENTS

3 Branksome Close, New Milton, Hampshire, BH25 6BQ
Asking Price £519,950

3 Branksome Close, New Milton, Hampshire,
BH25 6BQ

- Impressive bungalow
- Three bedrooms
- Two reception rooms
- Well appointed kitchen
- Bathroom
- South facing garden
- Driveway & garage
- Chain free sale
- Convenient location close to town





IMPRESSIVE BUNGALOW IN TUCKED AWAY LOCATION, ALBEIT CONVENIENTLY CLOSE TO TOWN

Accommodation: The entrance hall leads into a lovely living room and this in turn has doors to the dining/family room. There is a well appointed modern kitchen with integrated appliances comprising dishwasher, fridge/freezer, double oven, hob, hood and tumble dryer. There are three well proportioned bedrooms, two of which have fitted wardrobes and one opens to the rear garden. There is a modern shower room.

Outside: There is an extensive area of front garden/off road parking and the driveway leads along the side of the bungalow to the single garage measuring 16'2" x 8'2" and has electric door to front and personal door to rear. The rear garden enjoys an approx southerly aspect and has lawn and patioed areas as well as shrubs.

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

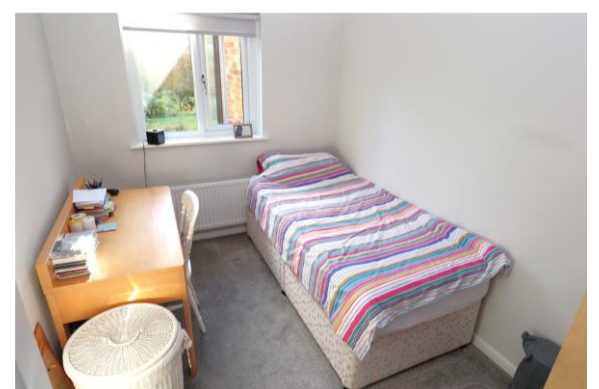
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*Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative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

3 Branksome Close, 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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