



PETTENGELLS
ESTATE AGENTS

56 Oakwood Avenue, New Milton, Hampshire, BH25 5EA
Asking Price £485,000

56 Oakwood Avenue, New Milton, Hampshire,
BH25 5EA

- Spacious detached bungalow
- Two spacious ground floor bedrooms
- Plus bed' 3/study
- Living room
- Separate dining room
- Kitchen
- Bathroom and second WC
- First floor bedroom four
- Lovely rear garden
- Driveway for off road parking





IMPRESSIVE AND SPACIOUS 3/4 BEDROOM BUNGALOW WITH LOVELY GARDEN.

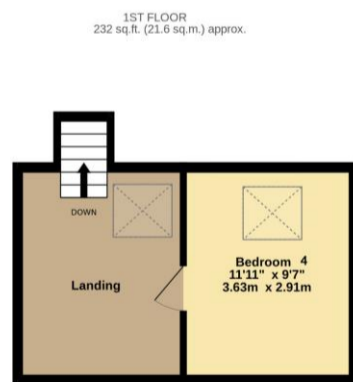
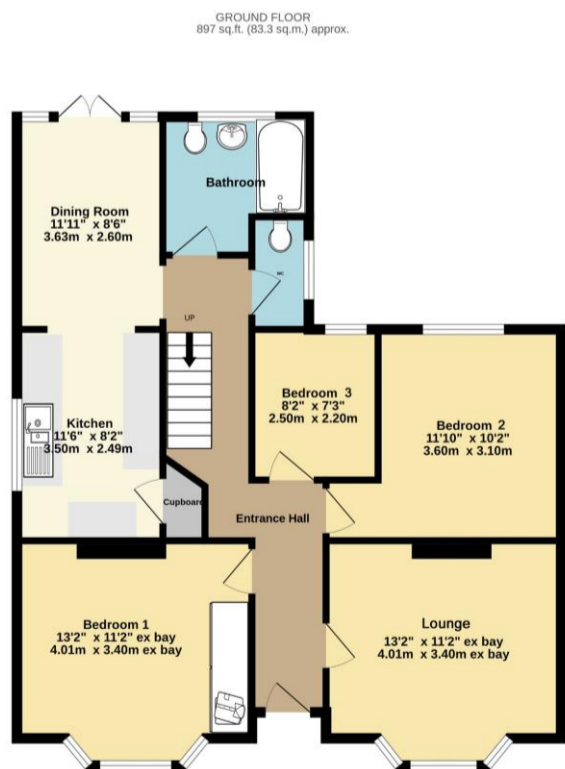
Accommodation: The entrance hall leads into the living room which has a bay window and feature fireplace. There is a kitchen with archway into separate dining room. There are three bedrooms on the ground floor as well as a bathroom and a second WC. Upstairs is a large landing which could double as an office area and leads to the fourth bedroom. The third ground floor bedroom could be a study.

Outside: To the front is a pleasant area of garden with driveway giving off road parking. There is a superb rear garden with lawned and paved areas and some lovely shrubs as well as a shed and green house. There is the original detached garage (16' x 7'7") which has been converted to a workshop.

EPC: D, **Council tax band:** D, **tenure:** Freehold

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TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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