



PETTENGELLS
ESTATE AGENTS

2 Marley Avenue, New Milton, Hampshire, BH25 5LJ
Asking Price £475,000

2 Marley Avenue, New Milton, Hampshire, BH25 5LJ

- Detached Character Home
- Three Bedrooms
- Lovely living room
- Separate dining/family room
- Well appointed kitchen/breakfast room
- Convenient location for town and station
- Pleasant gardens
- Driveway
- Separate utility room
- Ground floor shower room, first floor bathroom





WELL PRESENTED THREE BEDROOM DETACHED HOUSE CLOSE TO TOWN.

Accommodation: The welcoming entrance hall leads into the living room and there is a further reception room (currently the dining room) which opens to the rear garden, and has feature fireplace. There is a well appointed kitchen/dining room which also opens out to the rear garden. This then leads into the utility room and the modern ground floor shower room. At the front of the house the front half of the original garage gives a very useful store room. The first floor landing leads to the three bedrooms, the bathroom (with separate shower) and first floor cloakroom.

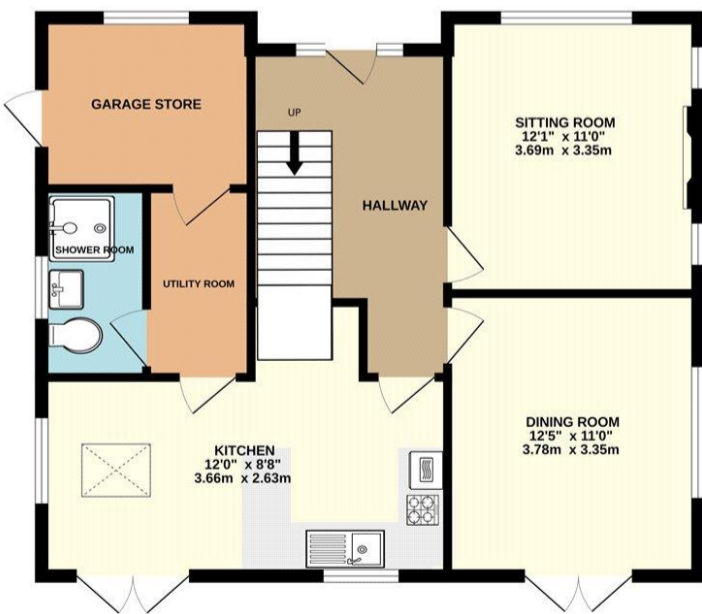
Outside: To the front there is a lovely area of lawned garden with attractive borders, adjoining this the driveway gives off road parking and extends to the side as well. The rear garden is a pleasant feature of the property comprising lawn, well stocked borders and paved patio.

Council tax band: E, Tenure: Freehold

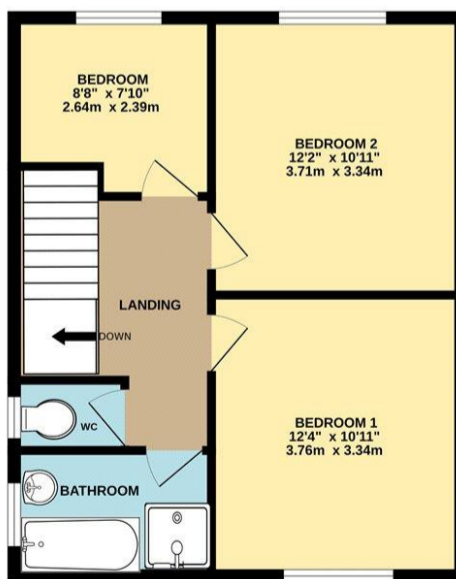
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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