



PETTENGELLS
ESTATE AGENTS

1 Autumn Copse, Ashley, New Milton, Hampshire, BH25 5SP
Guide Price £300,000

1 Autumn Copse, Ashley, New Milton, Hampshire, BH25 5SP

- Detached bungalow
- Driveway & garage
- Approx southerly rear garden
- Two bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Chain Free sale





LOW MAINTENANCE BUNGALOW, KEY TO VIEW.

We are pleased to offer as a chain free sale this two bedroom detached bungalow situated in a tucked away location, and with viewing recommended.

Accommodation: The entrance hall leads into the living/dining room (17'1 x 10'10). Patio doors give an attractive outlook and open out to the rear garden. There is then a kitchen (9'3 x 8'10") which similarly leads to the back garden. There are two bedrooms (one: 12'1 x 8') (two 10' x 8'8") both with fitted wardrobes and there is a bathroom.

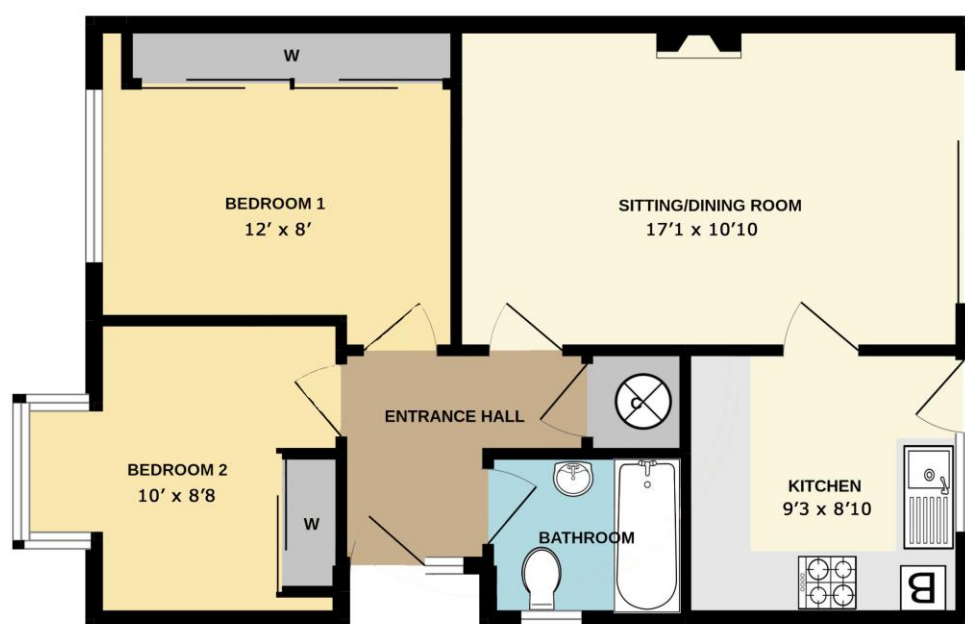
Outside: To the front there is a small area of garden, opposite there is a driveway giving off road parking and leads to the single garage 19'3" x 8'6" with power supplied and pitched roof. The rear garden which is laid for relative ease of maintenance is mainly artificial lawn, but does enjoy a bright approx southerly aspect, there is also paved patio and some shrubs.

EPC: D, Council tax band: D, 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
53.3 sq.m. (574 sq.ft.) approx.



TOTAL FLOOR AREA: 53.3 sq.m. (574 sq.ft.) approx.
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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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