



PETTENGELLS
ESTATE AGENTS

20 Marley Avenue, New Milton, Hampshire, BH25 5LJ
Asking Price £600,000

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

- Detached character home
- Four bedrooms
- Three reception rooms (possible ground floor bedroom)
- Kitchen/breakfast room
- Lovely garden
- In & out driveway
- Detached garage
- Great potential
- Chain free sale
- Walking distance of Ballard lake and station





GREAT OPPORTUNITY TO PURCHASE 'CHAIN FREE', THIS SPACIOUS FOUR BEDROOM, THREE RECEPTION ROOM DETACHED CHARACTER RESIDENCE WITH LOVELY GARDEN AND OFFERING GREAT FUTURE POTENTIAL.

Accommodation: There is a porch leading into an entrance hall which has the staircase leading up to the first floor. There is a lovely bright main living room with bay window to front and windows and door to the rear garden. Then there is the original separate dining room which also has a bay window. There is an additional large room which provides for a third reception room or perhaps even a ground floor fifth bedroom. The kitchen/breakfast room has a lovely outlook over the rear garden. There is a downstairs cloakroom. Upstairs the first floor landing leads into the four bedrooms (three doubles and one single) as well as the bathroom and first floor cloakroom.

Outside: To the front there is a useful in and out driveway and adjoining shrubs. The detached garage measures 18'4" x 9'5". The rear garden is a lovely feature with lawned and paved areas as well as shrubs and trees.

EPC: D, 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



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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