



**PETTENGELLS**  
ESTATE AGENTS

174 Stem Lane, New Milton, Hampshire, BH25 5ND  
Asking Price £425,000

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5ND

- Detached bungalow
- Three bedrooms (one first floor)
- Living/dining room
- Conservatory
- Kitchen
- Bathroom & Second WC
- Driveway & garden
- Chain free sale
- Subject to probate
- Semi rural location







**BUNGALOW WITH GREAT POTENTIAL, OFFERED 'CHAIN FREE', SEMI RURAL LOCATION.**

Accommodation: There is a porch leading into entrance hall and the living/dining room which then opens to the conservatory (Please note gas fire decommissioned). The good size kitchen also overlooks the rear garden. There are two ground floor double bedrooms and a bathroom which also has a separate shower cubicle, plus separate second WC/cloakroom. A staircase leads up to the potential third bedroom.

Outside: To the front of the bungalow is an area of garden/off road parking. The drive continues along the side to the single garage, this adjoins the rear garden which has lawned area, extensive shrubs, some trees, a garden shed and a greenhouse (both with power) and some paved areas. Bigger than it looks!

EPC: D, Tenure: Freehold

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TOTAL FLOOR AREA: 1152 sq ft. (107.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. 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.  
Made with MapInfo 12.0.0



**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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