



PETTENGELLS
ESTATE AGENTS

15 Kenilworth Close, New Milton, Hampshire, BH25 6BN
Asking Price £289,950

15 Kenilworth Close, New Milton, Hampshire,
BH25 6BN

- Two double bedrooms
- 17' Kitchen/dining room
- Lounge
- Shower room
- Good size garden
- Gas fired central heating
- Garage in block close by
- Popular location
- Viewing recommended





TWO DOUBLE BEDROOM HOUSE WITH 17' KITCHEN/DINING ROOM IN POPULAR LOCATION.

Accommodation: Entrance porch leads into the hallway with door into the bright lounge with window to front, door then lead into the impressive kitchen/dining room with access into the good sized rear garden. Upstairs there are two double bedrooms and a shower room.

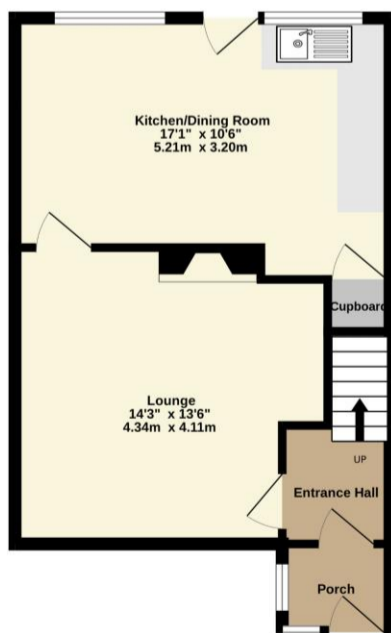
Outside: The front garden is laid to lawn (both neighbours either side have had the kerb lowered to create off road parking and we assume number 15 could do the same) and there is a garage in a block close by. The rear garden is a good size and comprises of patio and lawn area plus a shed. A gate affords rear access and also leads to the garage.

EPC: C, Council tax band: C, Tenure: Freehold. Please note the garage is leasehold and there are approx 65 years remaining on the lease.
Note: The owner of this property is a relation to a staff member of Pettengells.

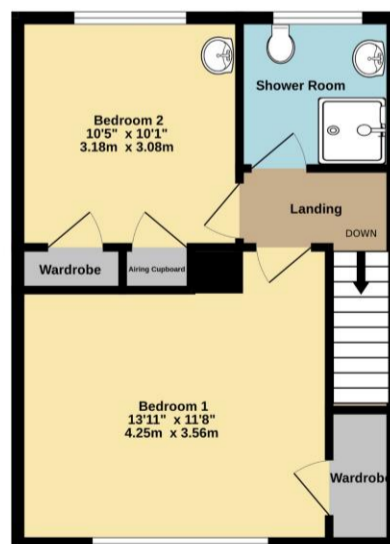
PETTENGELLS
ESTATE AGENTS

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

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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.
Made with Metropix ©2023



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.

PETTENGELLS
ESTATE AGENTS

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