



PETTENGELLS
ESTATE AGENTS

166 Manor Road, New Milton, Hampshire, BH25 5ED
Asking Price £390,000

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- Superb character semi'
- Impressive garden
- Lots of parking
- New kitchen
- Living room with open fire
- Shower room
- Second WC
- Conservatory
- Three bedrooms
- Garden lodge/potential home office





CHARACTER THREE BEDROOM SEMI' WITH FEATURES INCLUDING A NEW KITCHEN, EXTENSIVE OFF ROAD PARKING, AND A PARTICULARLY IMPRESSIVE GARDEN.

Accommodation: The entrance hall leads into a lovely living room with attractive fireplace and open fire. There is then a superb brand new kitchen which also has an additional pantry/larder area. A rear lobby/utility room houses a fairly modern gas boiler and leads to the downstairs cloakroom. A rear hallway opens to the shower room and conservatory with radiators so is usable all year round. The first floor landing leads to the three bedrooms, two doubles and a single.

Outside: A five bar gate opens to an extensive driveway which leads via further gates to the detached garage measuring 6m x 3.68m and with power supplied. The delightful rear garden has an attractive lawned area. There is decking and patio adjoining the house, various shrub and hedge borders, there is a shed and a summerhouse/garden lodge measuring 3.8m x 2.9m.

EPC: D, COUNCIL TAX BAND: C, Tenure: Freehold

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Total area: approx. 84.6 sq. metres (911.0 sq. feet)

*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.
Plan produced using PlanUp.



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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