



PETTENGELLS
ESTATE AGENTS

7 Baden Close, New Milton, Hampshire, BH25 5PF
Asking Price £367,500

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- Freehold bungalow
- Convenient location close to town
- Garage
- Pleasant private garden to rear
- Living/dining room
- Kitchen
- Bathroom
- Two Double bedrooms
- Modern Conservatory
- Modern electric radiators





We are pleased to offer this two double bedroom bungalow situated in a convenient location within walking distance of the town centre.

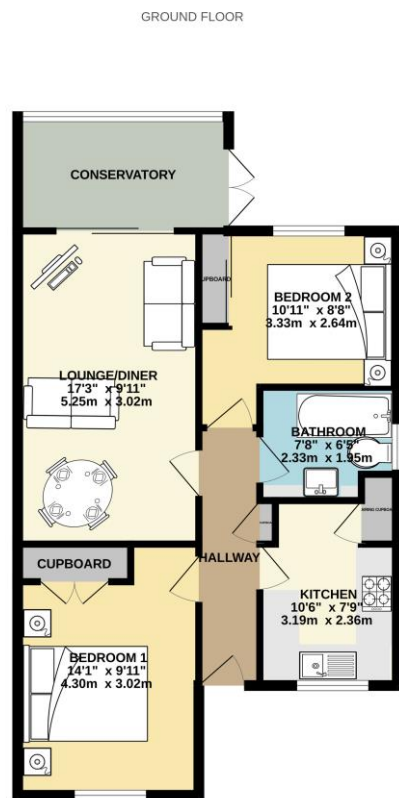
Accommodation: The front door leads to the entrance hallway where there are doors to the two double bedrooms. Main bedroom with built in wardrobes, there is also a door to the bathroom and door to the fitted kitchen with space for fridge freezer, washing machine and built in oven and hob. The living/dining room has sliding doors leading onto the large modern conservatory (new in 2022) and overlooks and opens to the private and well stocked rear garden.

Outside: To the front of the property there is a single garage and close to the front of the property there is an area of communal garden which is maintained, most recently £455 per annum. There is also a 'shortcut' pathway which leads into Newlands Road which takes you directly to Station Road where all the shops and amenities can be found. In the rear garden there is a greenhouse and shed with lighting, power and space for a tumble dryer and further fridge or freezer.

EPC: E, Council tax band: D, Tenure: Freehold

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While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only 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 floorplan 02024

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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