



PETTENGELLS
ESTATE AGENTS

5 Vincent Close, New Milton, Hampshire, BH25 6RL
Asking Price £299,950

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- Detached house in central location
- Garden to rear
- Living/dining room
- Kitchen overlooking the garden
- Gas central heating
- Double glazed
- Two double bedrooms
- Chain free sale
- Freehold home
- Bathroom with window





DETACHED HOUSE, CHAIN FREE SALE, CONVENIENT LOCATION IN THE HEART OF NEW MILTON.

Accommodation: There is a living/dining room which leads into the kitchen. This overlooks the rear garden and also has a fairly modern boiler for the gas-fired central heating. Upstairs, the first floor landing leads to two double bedrooms and a bathroom with a window.

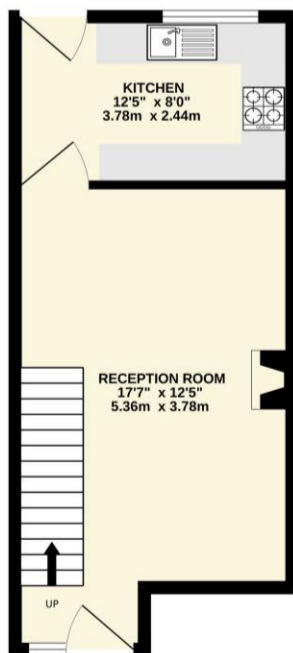
Outside: To the front is a small area of garden. There is a car park next to the house which we understand is first come first served. The rear garden comprises a lawned area with shrub borders, a shed and a patio adjoining the house.

Council tax band: C, Tenure: Freehold, Approx floor area: 678 sq ft (63 sq m)

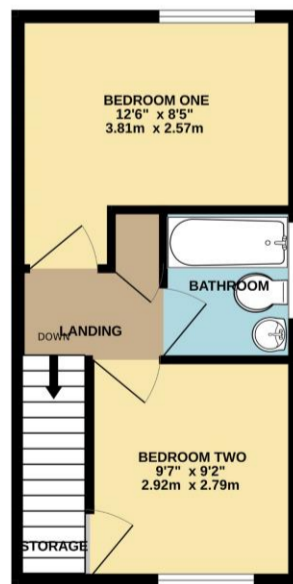
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, 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 MapInfo 12.0.00



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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