



PETTENGELLS
ESTATE AGENTS

4 Walnut Close, New Milton, Hampshire, BH25 5JW
Asking Price £485,000

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- Impressive detached bungalow
- Close to town/station
- Driveway & garage
- Two bedrooms with fitted wardrobes
- Large living/dining room
- Spacious conservatory
- Nice kitchen
- Bathroom & ensuite
- Available quickly
- Approx south facing garden





DESIRABLE BUNGALOW IN CUL-DE-SAC, WALKING DISTANCE OF NEW MILTON TOWN CENTRE, CHAIN FREE SALE.

Accommodation: The entrance hall has a cupboard housing modern gas boiler and leads into an impressive large living/dining room. There is then a similarly spacious conservatory which has radiators so usable all year round. There is a well appointed kitchen/breakfast room. Bedroom one has the benefit of an ensuite shower room, as well as a nice bay window with window seat and extensive fitted wardrobes. Bedroom two doubles up as a study as it has a fitted desk unit and a fold down bed, and next to this is the bathroom

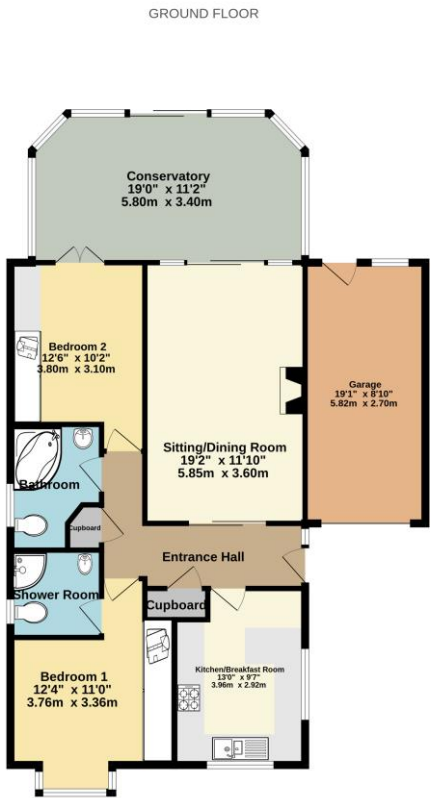
Outside: To the front there is a small area of garden, opposite this is a further area belonging to the property as well. The paved drive gives off road parking and leads to the adjoining garage which has an electric door. The approx south facing rear garden is a pleasant feature with lawned and paved areas and a summer house.

EPC: D, Council tax band: E, Tenure: Freehold, approx floor area: 1050 sq ft

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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 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.
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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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