



PETTENGELLS
ESTATE AGENTS

31 Fawn Gardens, New Milton, Hampshire, BH25 5GJ
Asking Price £350,000

31 Fawn Gardens, New Milton, Hampshire, BH25 5GJ

- Well presented house
- Three bedrooms
- Living room
- Dining room
- Kitchen
- Downstairs cloakroom
- Gardens
- Garage
- Chain free sale





IMPRESSIVE HOUSE IN GOOD LOCATION OFFERED CHAIN FREE.

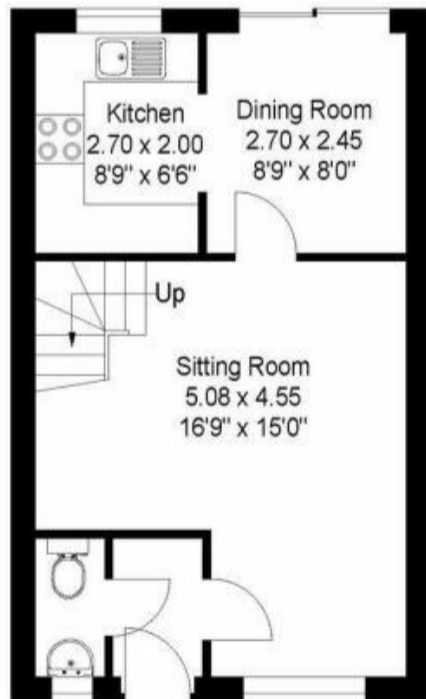
Accommodation: The entrance hall leads into the lovely living room and this in turn leads into the dining room and then the kitchen, both of the latter overlooking the rear garden. There is also a downstairs cloakroom. Upstairs the landing leads into the three bedrooms and the bathroom.

Outside: To the front of the house the drive gives off road parking and leads to the garage measuring 17'4" x 8'6", there is an area of front garden comprising mainly lawn. The rear garden comprises lawned and paved areas.

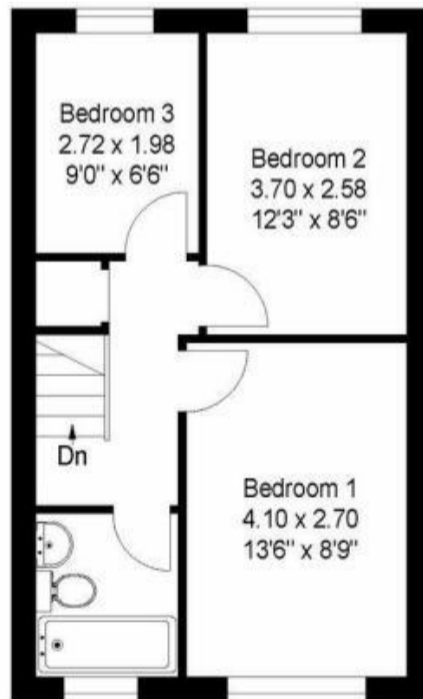
EPC: C, Council tax band: D, Tenure: Freehold

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



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 72sq.m. or 775sq.ft.

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NOT TO SCALE



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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