



PETTENGELLS
ESTATE AGENTS

10 Furze Croft, New Milton, Hampshire, BH25 6NH
Asking Price £399,950

10 Furze Croft, New Milton, Hampshire, BH25 6NH

- Detached bungalow close to town centre
- Driveway & Garage
- Pleasant gardens
- Living room
- Large garden room
- Kitchen
- Two Bedrooms
- Shower room
- Lots of scope to improve
- New roof recently





DETACHED BUNGALOW IN CONVENIENT CENTRAL LOCATION, OFFERED 'CHAIN FREE', HUGE POTENTIAL TO IMPROVE/EXTEND.

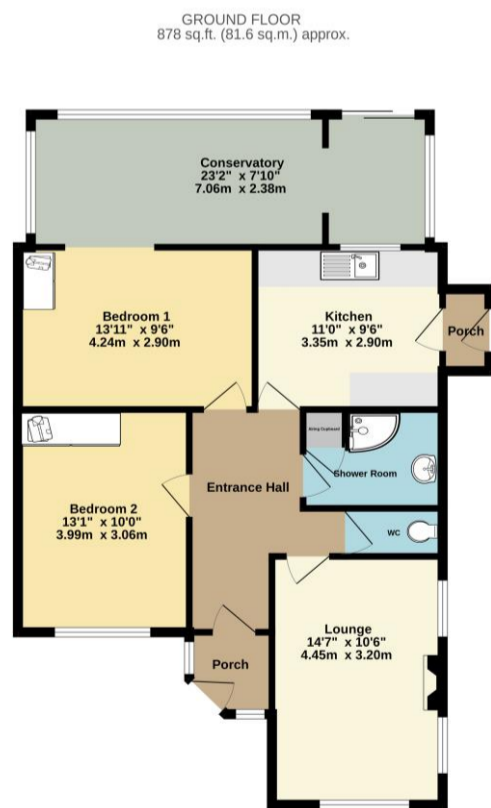
Accommodation: There is a porch leading to the entrance hall. There is then a living room which opens into a large garden room (with radiator) and there is then a rear lobby which leads outside. The kitchen also houses the gas boiler and there is a rear porch. There are two bedrooms at the front, there is then a shower room and a cloakroom/WC

Outside: To the front of the bungalow is an area of lawn garden with shrub borders. Next to this the tarmac driveway gives good off road parking and leads via gates to the detached single garage. The pleasant rear garden has lawned areas, shrub borders, extensive paving and a greenhouse.

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

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TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, 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 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 Letroplan 02/04



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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