



PETTENGELLS
ESTATE AGENTS

7 Cobblestones, Osborne Road, New Milton, Hampshire, BH25 6AD
Asking Price £315,000

7 Cobblestones, Osborne Road, New Milton,
Hampshire, BH25 6AD

- Well presented bungalow
- Two bedrooms
- Modern shower room
- Living/dining room
- Kitchen
- Garage & Garden
- Close to New Milton town/amenities
- Subject to probate
- Low maintenance freehold property
- Large loft





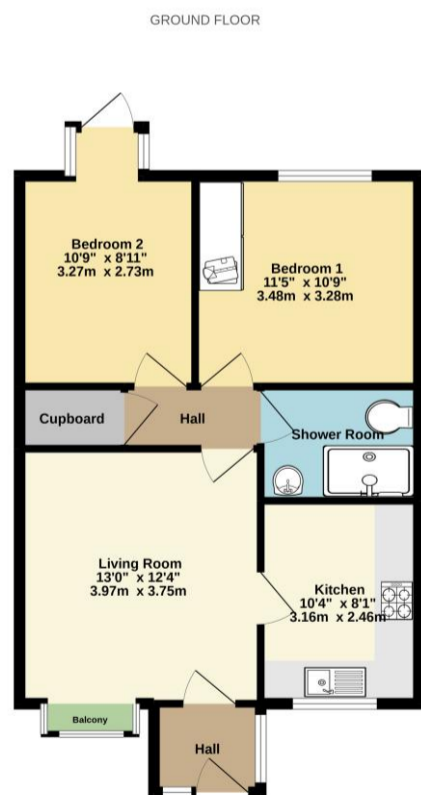
WELL PRESENTED FREEHOLD BUNGALOW WITH GARDEN AND GARAGE, CONVENIENTLY CLOSE TO NEW MILTON TOWN CENTRE.
 Accommodation: There is an entrance hallway which leads into the living/dining room, and there is then an archway to the kitchen. An inner hall accesses the two bedrooms, bedroom one is a particularly good size and bedroom two has a fitted wardrobe and dressing table and opens out to the rear garden. There is a lovely modern shower room.

Outside: To the front there is a small area of lawned garden and this is included under the communal maintenance agreement, for which last year's charge for this property was £722. There is a garage in a block closeby measuring 15'5" x 8'5". The back garden is paved for 'ease of maintenance' and a gate affords rear access.

EPC: D, Council tax band: C, Tenure: Freehold, approx floor area: 611 sq ft

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While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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 letroplan 02/22



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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