



PETTENGELLS
ESTATE AGENTS

16 Firtree Crescent, Hordle, Hampshire, SO41 0GT
Offers Over £400,000

16 Firtree Crescent, Hordle, Hampshire, SO41 0GT

- 'Tardis like' home
- Village Location
- Lovely Garden
- Drive & Garage
- Chain free sale
- Four bedrooms
- Three bathrooms
- Two reception rooms
- Impressive kitchen
- New gas boiler 2023





DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI-DETACHED RESIDENCE OFFERED 'CHAIN FREE' IN THIS VILLAGE LOCATION.

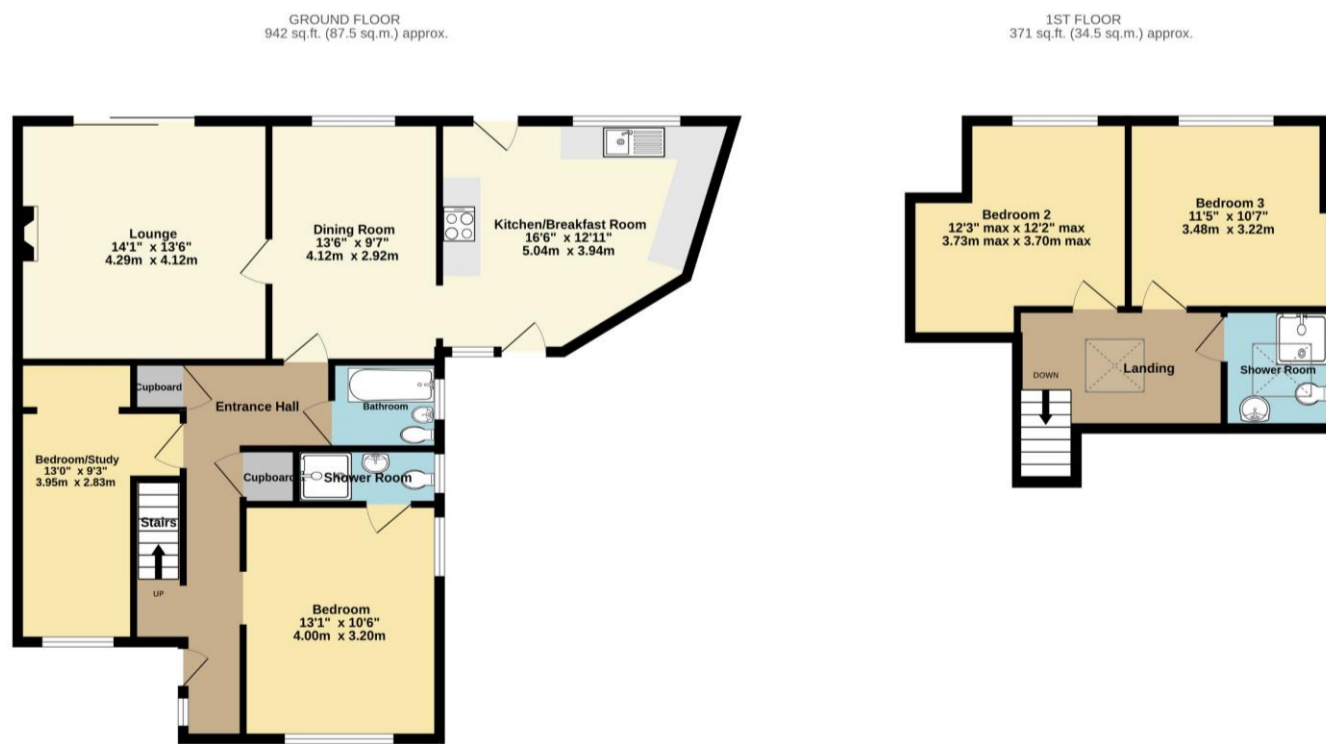
Accommodation: The entrance hall leads into the dining room. There is then a living room with log burner, which also overlooks and opens out to the rear garden. The impressive kitchen also opens out to the back garden. There are two ground floor bedrooms and one of which has an ensuite shower room plus there is a main bathroom. Upstairs there are two further bedrooms and another shower room.

Outside: To the front of the property the driveway gives off road parking. To the side there is a shed and hot tub (could be removed). There is an impressive and larger than expected rear garden with mainly lawned and paved areas. There is a garage which is roughly one and a half cars length and at the rear there is plumbing for a washing machine. Behind the garage is a useful workshop and veranda overlooking the garden.

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

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TOTAL FLOOR AREA: 1313 sq.ft. (122.0 sq.m.) approx.
Whilst 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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