



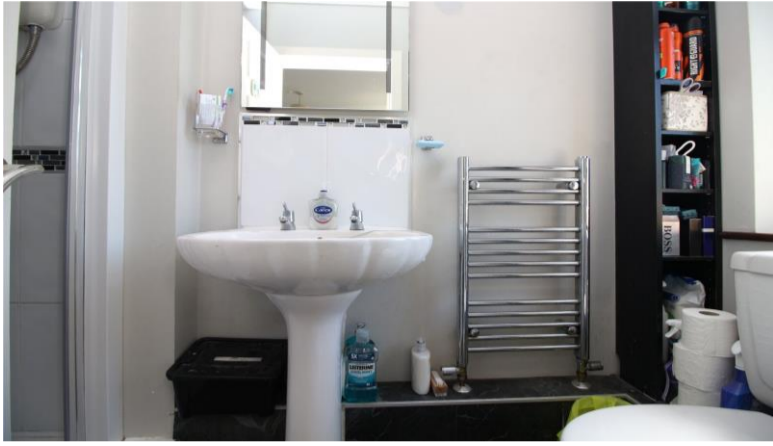
PETTENGELLS
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83 Manor Road, New Milton, Hampshire, BH25 5EH
Asking Price £550,000

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- Superb character bungalow
- Three double bedrooms
- Kitchen with separate utility area
- Bathroom & ensuite
- Impressive garden
- 20' x 19' Double garage
- Ample parking on extensive driveway
- Viewing recommended - vendor suited
- Splendid 28' x 14' living/dining room
- Walking distance to town centre/station





IMPRESSIVE AND DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM BUNGALOW WITH SUPERB LIVING ACCOMMODATION OVERLOOKING THE TRULY LOVELY REAR GARDEN.

Accommodation: There is an entrance hall. The wonderful living/dining room opens out to and overlooks the rear garden. There is a kitchen which also overlooks the rear and has an adjoining utility area. There are three double bedrooms and bedroom one has an ensuite shower room, there is then a main bathroom.

Outside: A five bar gate leads to an extensive driveway with lots of off road parking leading to a detached double garage measuring 20' x 19'. The front garden currently gives a further parking area/space to turn. Adjoining this there is a lovely paved patio which inturn then leads to the splendid main garden with large lawned area, attractive shrubs, some decking and a 13' x 8' shed.

EPC: D, Council tax band: D, Tenure: Freehold, Approx floor area: 1184 sq ft

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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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