



PETTENGELLS
ESTATE AGENTS

11 Oak Road, New Milton, Hampshire, BH25 5BE
Asking Price £425,000

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- Detached bungalow with potential
- Gardens
- Long Driveway
- Garage
- Large Conservatory
- Bathroom & second WC
- Two bedrooms
- Living room
- Dining room
- Kitchen





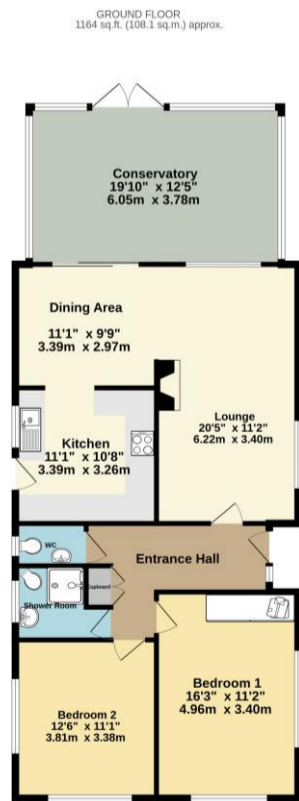
TWO BEDROOM DETACHED BUNGALOW WITH CONSERVATORY, SITUATED WITHIN WALKING DISTANCE OF NEW MILTON TOWN CENTRE AND STATION.
 Accommodation: The entrance hall also houses the modern gas boiler in a cupboard and leads into the living room which in turn leads to the dining room and then the super large conservatory which does have a radiator ie usable all year round. There is a kitchen, two bedrooms, a shower room, and a second WC.

Outside: The bungalow is set well back from the road, the long driveway giving good off road parking. There is an area of front garden bisected by a stream. The rear garden is a pleasant feature with great aspect for afternoon sun and comprising mainly lawn with shrubs, there is also a shed and a summerhouse. There is a garage (5.15m x 2.78m) with power supplied.

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

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TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.
 Whilst 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 mis-statement. 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 Intertec 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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