



PETTENGELLS
ESTATE AGENTS

8 Magnolia Court, Ashley Road, New Milton, Hampshire, BH25 6FG
Asking Price £379,950

8 Magnolia Court, Ashley Road, New Milton,
Hampshire, BH25 6FG

- Spacious modern town house, 1265 sq ft
- Accommodation on three levels
- Superb living room
- Well appointed kitchen
- Approx 15 years old
- Bathroom & ensuite
- Low maintenance gardens
- Parking space
- Four bedrooms
- Available quickly/chain free





SUPERB AND DECEPTIVELY SPACIOUS END OF TERRACE THREE STORY TOWNHOUSE CONVENIENTLY SITUATED JUST A LITTLE OVER HALF A MILE FROM NEW MILTON TOWN CENTRE.

Accommodation: There is a welcoming entrance hall leading into a lovely living room with modern open plan design leading to the kitchen/dining room. The kitchen is spacious and well appointed. There's also a downstairs cloakroom. The first floor landing accesses two bedrooms, one of which is the main one benefiting from an ensuite shower room, and there is also a bathroom on this floor. The second floor landing leads to two further bedrooms and also a cupboard housing the boiler for the gas fired central heating.

Outside: There is an allocated parking space plus lots of additional casual and visitor parking. The gardens are small/low maintenance, to the front and rear with the latter being decked.

Council tax band: C, **Tenure:** Freehold, last annual maintenance charge £420.

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Total area: approx. 117.6 sq. metres (1265.8 sq. feet)

While every attempt has been made to ensure the accuracy of this floor plan the 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 the prospective purchaser.
Plan produced using PlanIt.



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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