



PETTENGELLS
ESTATE AGENTS

6 Tanglewood Court, Herbert Road, New Milton, Hampshire, BH25 6BX
Asking Price £319,500

6 Tanglewood Court, Herbert Road, New Milton,
Hampshire, BH25 6BX

- Freehold bungalow
- Sought after location
- Well presented
- New Kitchen
- New bathroom
- Living/dining room
- Two bedrooms
- Nice garden
- Close to town centre
- New gas central heating





SPLENDID REFURBISHED FREEHOLD BUNGALOW IN SOUGHT AFTER QUIET LOCATION, BUT CLOSE TO NEW MILTON TOWN CENTRE, OFFERED CHAIN FREE.

Accommodation: There is an entrance hall leading into a bright and spacious living/dining room. The brand new kitchen has integrated fridge freezer, oven, hob, hood and washing machine. There is an inner hall accessing the two bedrooms and a superb brand new bathroom.

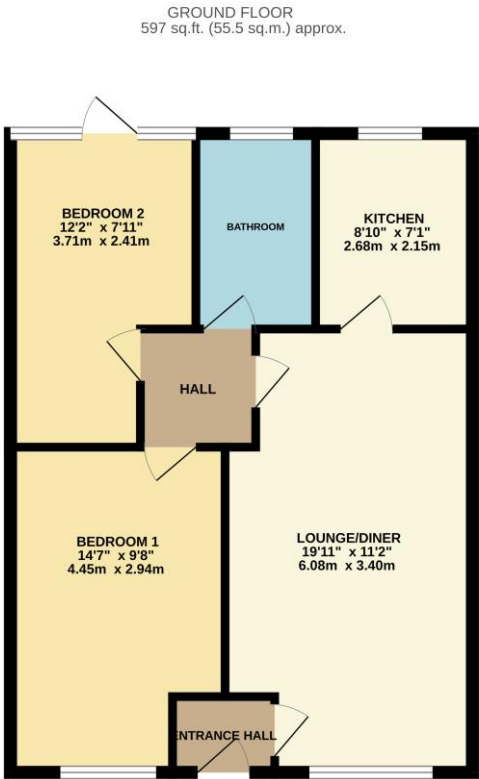
Outside: To the front is an area of lawned garden. The attractive rear garden has been newly landscaped with paving and a feature circular artificial lawn. There is a residents' car park close to the front garden.

EPC: D (before heating replaced), Council tax band: D, Tenure: Freehold

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

PETTENGELLS

ESTATE AGENTS



TOTAL FLOOR AREA - 612sq.ft. (56.9 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 parts 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.
Made with Miroplan 12/2014



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.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

PETTENGELLS

ESTATE AGENTS