



PETTENGELLS
ESTATE AGENTS

14 Ashley Common Road, New Milton, Hampshire, BH25 5AP
Asking Price £395,000

14 Ashley Common Road, New Milton,
Hampshire, BH25 5AP

- Spacious two bedroom bungalow
- Living room
- Kitchen/breakfast room
- Bathroom
- Good size, lovely rear garden
- Double driveway for off road parking
- Scope for loft conversion subject to planning
- Gas fired central heating & part double glazing
- Potential to modernise/extend
- Chain free sale





IMPRESSIVE TWO BEDROOM BUNGALOW WITH DELIGHTFUL GARDEN AND TWIN DRIVEWAYS.

Accommodation: Accessed via a covered porch, the front door leads into the good sized hallway, off of the hallway there are two double bedrooms both with fitted bedroom furniture. There is a pleasant lounge to the front with bay window and a kitchen breakfast room to the rear where there are a comprehensive range of floor and base mounted units and window overlooking the rear garden with side door. The bungalow would benefit from some modernisation however there is potential to either extend to the rear or into the loft space subject to planning as there is already a dormer to the front of the property and ample room in the hallway for a staircase.

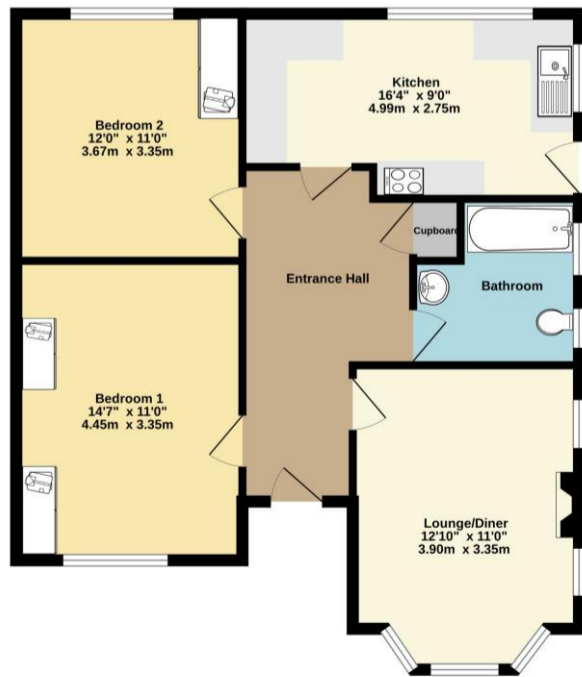
Outside: To the front of the property there are two driveways giving off road parking, one leading to the detached single garage measuring 18'7" x 10'2" with side door and window to rear. The rear garden is split into two levels, the first level is laid to lawn with various flowers and shrub borders, a path then leads down to the lower garden with paving and gravel for 'ease of maintenance'. There is a shed with power and light which could be used as a workshop measuring 15'4" x 7'5".

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

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GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, 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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