



PETTENGELLS
ESTATE AGENTS

4 Manor Gardens, New Milton, Hampshire, BH25 5GW
Asking Price £325,000

4 Manor Gardens, New Milton, Hampshire, BH25 5GW

- House situated in pleasant enclave
- Close to town centre/station
- Large living/dining room
- Well appointed kitchen
- Downstairs cloakroom
- Two Double bedrooms
- Bathroom & ensuite
- Chain Free sale
- Garden
- Garage with power





FAIRLY MODERN SEMI-DETACHED HOUSE IN THIS PLEASANT ENCLAVE, CONVENIENTLY CLOSE TO NEW MILTON TOWN CENTRE/STATION, OFFERED CHAIN FREE.

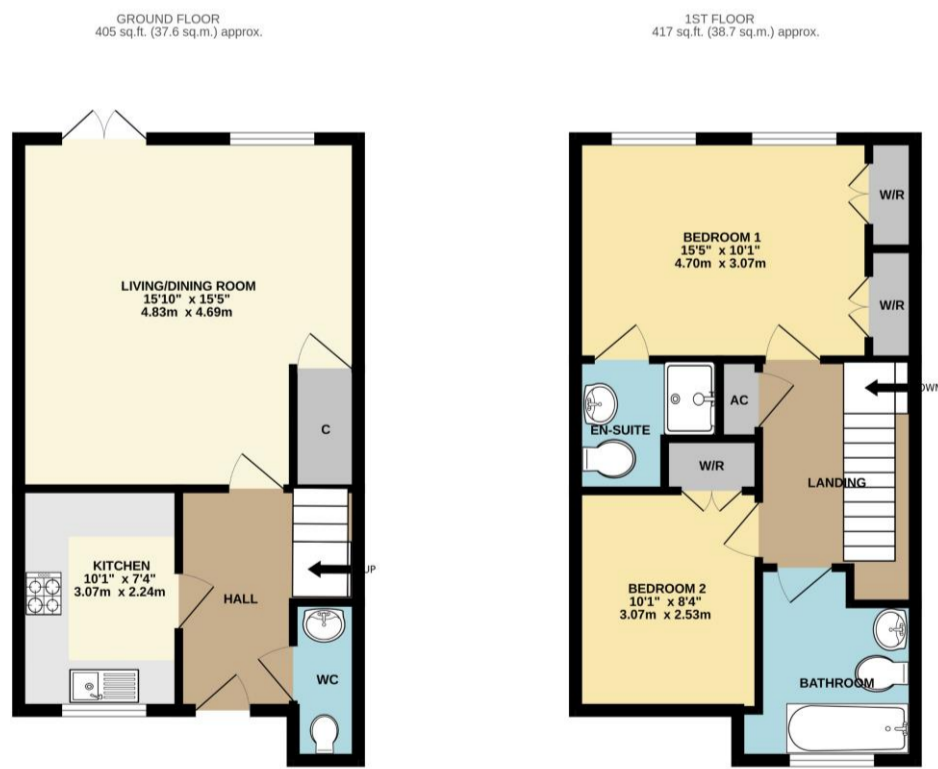
Accommodation: The entrance hall leads into a lovely living/dining room, this opens out to the rear garden, apologies in the photograph this has not been cleared yet. There is a well-appointed kitchen with integrated appliances comprising slimline dishwasher, oven, hob, hood and fridge/freezer. There is a downstairs cloakroom. Upstairs there are two double bedrooms with bedroom one benefitting from built in wardrobes and an ensuite shower room, and there is also a main bathroom, and both bathrooms have windows.

Outside: There is a small garden area and this house has the benefit of a garage measuring 5.69m x 2.63m and usefully this does have power supplied. The rear garden has a paved area plus some artificial lawn and a summer house at the bottom of the garden.

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

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



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, 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 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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