



PETTENGELLS
ESTATE AGENTS

6 Spinney Way, New Milton, Hampshire, BH25 5DN
Asking Price £550,000

6 Spinney Way, New Milton, Hampshire, BH25 5DN

- Detached bungalow offered chain free
- Lovely location
- Double garage & off road parking
- Pleasant garden
- Large living room with bi-fold doors to Conservatory
- Well appointed kitchen/dining room
- Three double bedrooms
- Bathroom & ensuite
- Gas central heating





WELL PRESENTED THREE DOUBLE BEDROOM, TWO RECEPTION ROOM, TWO BATHROOM DETACHED BUNGALOW, OFFERED 'CHAIN FREE' AND SITUATED IN A PLEASANT, QUIET LOCATION ON THE FRINGES OF NEW MILTON, VERY CLOSE TO THE EDGE OF THE NEW FOREST NATIONAL PARK.

Accommodation: The entrance hall leads into a large living room and bi-fold doors then open to the conservatory which enjoys a lovely outlook over the garden. There is a well appointed kitchen/dining room which also opens out to the rear. There are three double bedrooms, all with built in wardrobes, and bedroom one has an ensuite shower room, there is then a family bathroom.

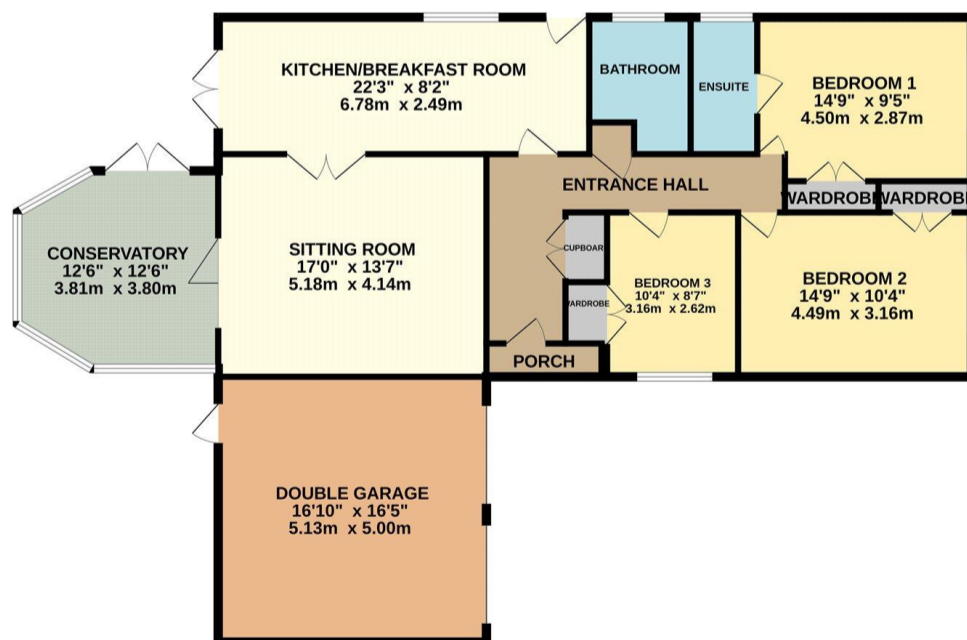
Outside: The bungalow enjoys a pleasant quiet location at the end of a cul-de-sac. Gardens to front either side of driveway. Good off road parking and then an attached double garage. The rear garden comprises a pleasant lawned area with shrub borders and paved patio.

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

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

GROUND FLOOR
1487 sq.ft. (138.1 sq.m.) approx.



TOTAL FLOOR AREA: 1487sq.ft. (138.1 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 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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