



PETTENGELLS
ESTATE AGENTS

27 Pound Road, Pennington, Lymington, Hampshire, SO41 8EJ
Guide Price £329,950

27 Pound Road, Pennington, Lymington,
Hampshire, SO41 8EJ

- Huge potential subject to planning
- Requiring full modernisation
- Large side and rear garden
- Three bedrooms
- Kitchen/dining room
- Ground floor bathroom
- Sole agents
- Key to view
- Chain free sale
- Double glazed and gas fired central heating





THREE BEDROOM SEMI DETACHED HOUSE WITH HUGE POTENTIAL.

Accommodation: Front door opens into the entrance porch and in turn to the hall with stairs leading to the first floor. Door into the living room with understairs storage cupboard and door into the kitchen/dining room. The bathroom is currently off of the kitchen on the ground floor. On the first floor there are three bedrooms with bedroom one having a built in wardrobe.

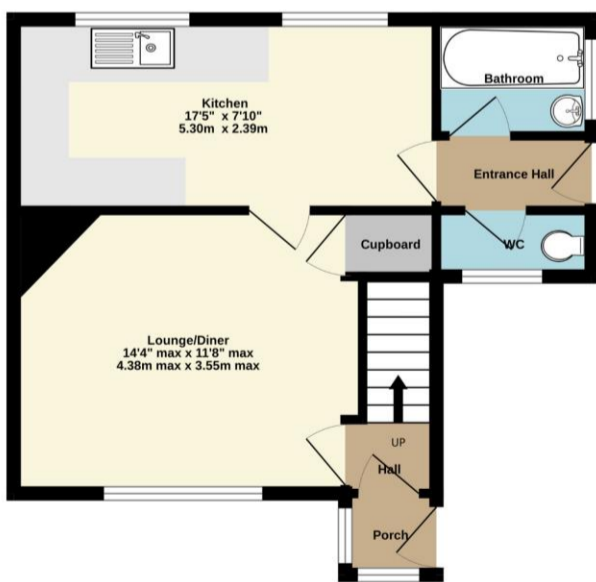
Outside: There is a large area of garden to the side and to the rear with green house, summer house and a shed.

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

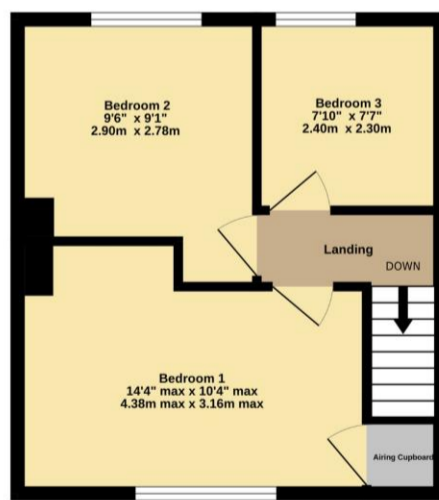
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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