



PETTENGELLS
ESTATE AGENTS

5 Newlands Road, New Milton, Hampshire, BH25 6PH
Offers Over £450,000

5 Newlands Road, New Milton, Hampshire, BH25 6PH

- Detached bungalow in convenient location
- Fantastic potential
- 2/3 Bedrooms
- Bedroom three/dining room
- Kitchen overlooking garden
- Living room plus conservatory
- Two shower rooms
- Garage and gardens
- Chain free sale





DETACHED BUNGALOW IN CONVENIENT LOCATION, CLOSE TO TOWN CENTRE, OFFERED CHAIN FREE. BUNGALOW IS PRESENTED IN REASONABLE ORDER AND OFFERS GREAT POTENTIAL TO MODERNISE AND/OR EXTEND.

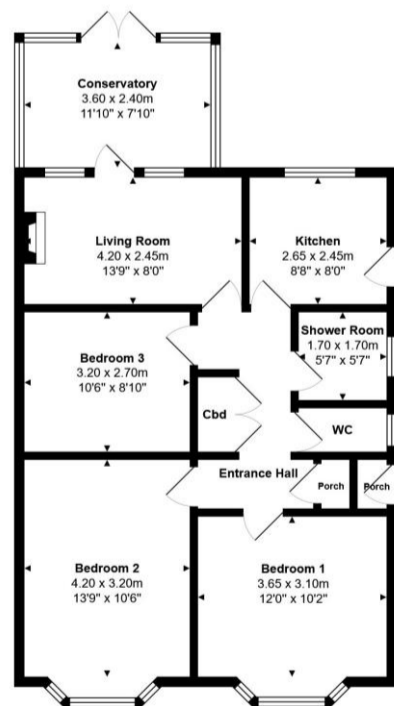
Accommodation: The entrance hall leads into a living room which in turn opens to a modern conservatory overlooking the rear garden. There is a second reception room/potential third bedroom at the front of the bungalow. The main bedroom has a useful modern ensuite shower room and there is a second bedroom. The kitchen overlooks the rear garden and also has the recently new boiler for the gas central heating. There is a shower room and an adjoining cloakroom.

Outside: To the front is a pleasant area of mainly lawn garden, adjoining this the driveway gives off road parking and leads to the detached single garage which in turn adjoins the rear garden which enjoys an approx southerly aspect and comprises further lawned area, paved patio, shrubs, a shed and greenhouse.

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

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Total Area: 69.1 m² ... 744 ft² (excluding conservatory)
All measurements are approximate and rounded to nearest 10mm .5 inch and are for display purposes only.
Garages, conservatories, sun rooms, etc. are not included in total floor areas.



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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