



PETTENGELLS
ESTATE AGENTS

39 Fawn Gardens, New Milton, Hampshire, BH25 5GJ
Asking Price £385,000

39 Fawn Gardens, New Milton, Hampshire, BH25 5GJ

- Nice Location
- Three bedroom semi
- Driveway and garage
- Pleasant gardens
- Large conservatory
- Living room
- Kitchen/dining room
- Bathroom
- Treelined backdrop
- Downstairs WC





APPEALING 'CREST HOMES' THREE BEDROOM SEMI' WITH TREE LINED BACKDROP!

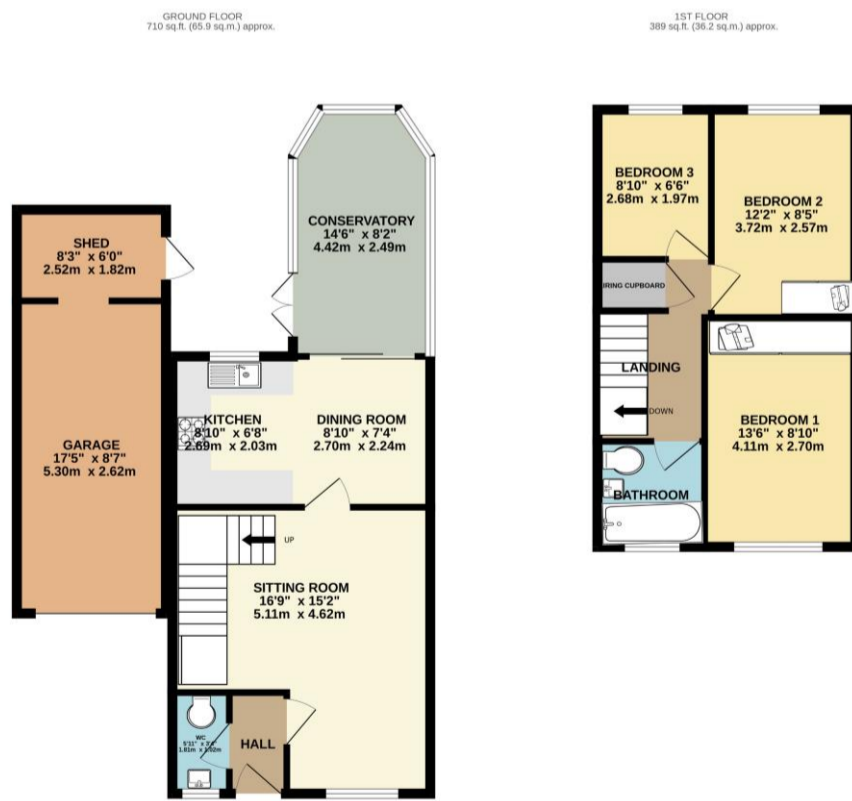
Accommodation: The entrance hall leads into a spacious living room. There is then a kitchen/dining room and this also houses the boiler for the gas central heating. There is an impressive conservatory with radiator and overlooking the rear garden. There is the benefit of a downstairs cloakroom. The first floor landing leads to three bedrooms, two doubles and a single, plus a modern shower room.

Outside: To the front of the house there is a garden area adjoining which the paved drive gives off road parking and leads to the garage measuring 5.3m x 2.62m. This then has a door to a useful shed measuring 2.52m x 1.82m although this area could be incorporated into the garage if required. Power supplied. The rear garden has an area of artificial lawn, paved patio and shrub borders.

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

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TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplans 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.
 Made with MapInfo 12.0.0

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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