



PETTENGELLS
ESTATE AGENTS

7 Wagtail Drive, New Milton, Hampshire, BH25 6RE
Asking Price £319,950

7 Wagtail Drive, New Milton, Hampshire, BH25 6RE

- Extended house close to town
- Four bedrooms
- Large living room
- Family room/study
- Kitchen
- Bathroom
- Driveway to front, garden to rear
- Chain free sale
- Gas central heating
- Being redecorated and carpeted





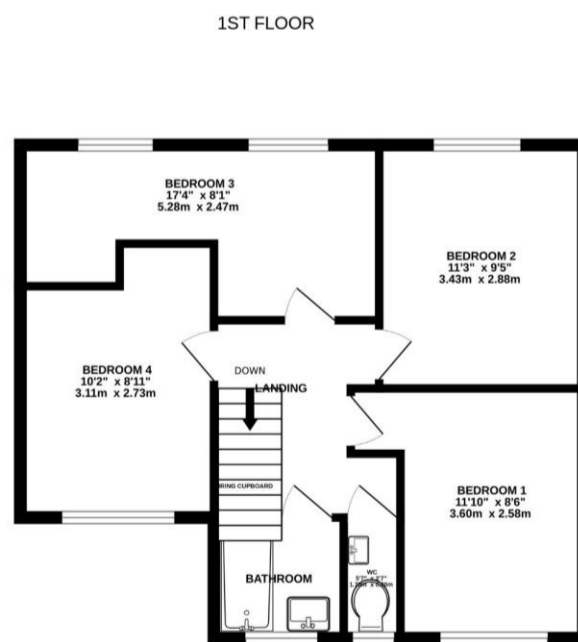
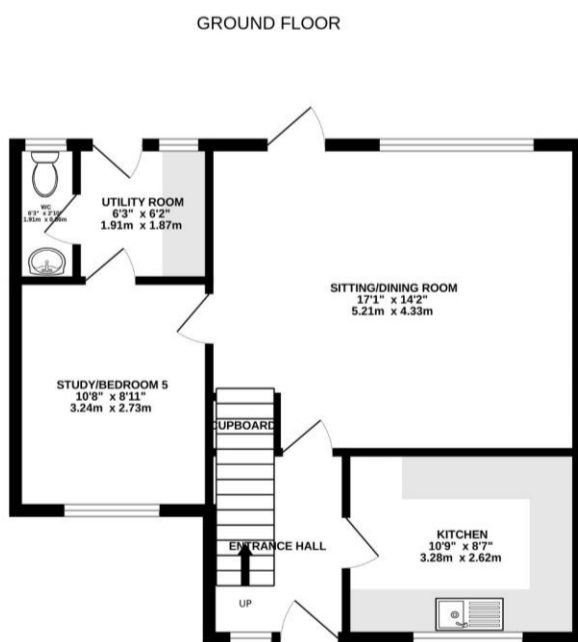
EXTENDED & THEREFORE PARTICULARLY SPACIOUS FOUR BEDROOM, TWO RECEPTION ROOM END OF TERRACE HOUSE. CHAIN FREE SALE. Accommodation: The entrance hall leads into a large living room/dining room, there is then an extended area to the side comprising a family room/study and then a utility room and downstairs cloakroom. There is a kitchen. The first floor landing accesses four bedrooms and a bathroom. New front and rear doors to be fitted.

Outside: The driveway gives off road parking.

EPC: C, Council tax band: C Tenure: Freehold, Approx floor area: 102 sq m (1100 sq ft).

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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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