



PETTENGELLS
ESTATE AGENTS

4 Clover Court, Ashley, New Milton, Hampshire, BH25 5XX
Asking Price £309,950

4 Clover Court, Ashley, New Milton, Hampshire,
BH25 5XX

- Freehold house
- Drive/off road parking to front
- Garden to rear
- Well presented
- Kitchen overlooking garden
- Bright living/dining room
- Three bedrooms
- Shower room
- Downstairs cloakroom
- Pleasant backdrop





WELL PRESENTED MID-TERRACE THREE-BEDROOM HOUSE WITH VIEWING RECOMMENDED

Accommodation: The entrance hall leads into a lovely bright double aspect living room/dining room. There is a kitchen overlooking the rear garden and which also houses the modern gas boiler. There is a useful downstairs cloakroom. Upstairs the first floor leads to the three bedrooms, two generous doubles and even bedroom three takes a 4' (small double bed). There is a lovely modern shower room.

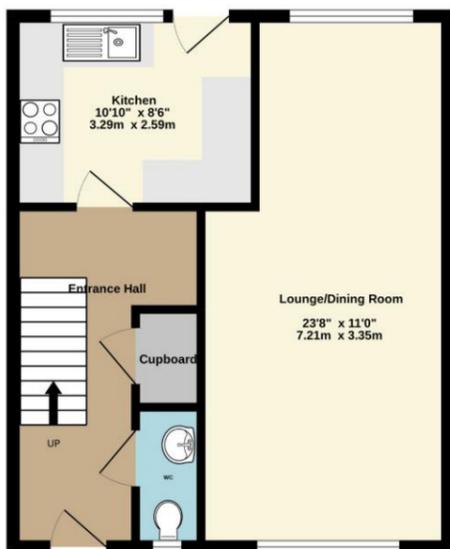
Outside: To the front there is a double width driveway giving off-road parking. The rear garden enjoys a bright aspect, it has lawn and paved areas and there's a nice backdrop with wooded area and small open green behind as shown in photos.

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

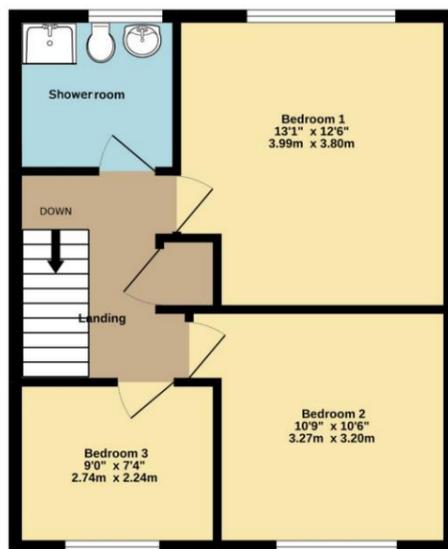
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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