



PETTENGELLS
ESTATE AGENTS

33 Leigh Road, New Milton, Hampshire, BH25 5JY
Asking Price £525,000

33 Leigh Road, New Milton, Hampshire, BH25 5JY

- Appealing bungalow in lovely road, Chain free sale
- Three double bedrooms
- Two reception rooms
- Kitchen breakfast room
- Driveway with parking for several cars
- Good sized detached garage (5.86m x 2.87m)
- Impressive garden
- Walking distance of High Street & Ballard Lake/Meadow
- Newly decorated and carpeted





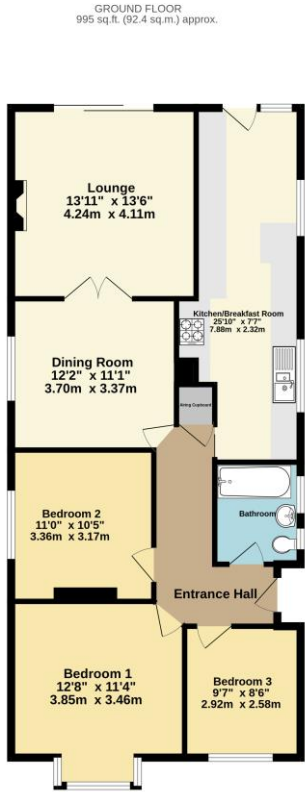
SPACIOUS THREE DOUBLE BEDROOM, TWO RECEPTION ROOM, DETACHED BUNGALOW IN DESIRABLE CENTRAL LOCATION

Accommodation: The front door leads to the entrance hallway where you will find three double bedrooms, two to the front of the property and one to the side. There is also a door from the hallway to the family bathroom. There is a door leading into the dining room from the hallway, which has double opening doors leading into the lounge at the rear of the property. There is a feature fireplace and sliding patio doors overlooking the rear garden. Also from the hallway at the rear is a good size kitchen/breakfast room where there is a comprehensive range of kitchen cupboards, five burner Neff gas hob, built in double oven, space for fridge, space for freezer, Ample cupboards and to the rear of this room there is a breakfast area where there are windows to the side and rear and a door opening onto the rear garden. The bungalow has gas fired central heating and double glazing.

Outside: The bungalow sits on a very pleasant, sizable plot, the driveway has parking for several cars and leads to the detached garage with up and over door and rear personal door. There is an area of lawn to the front with various lounge shrub borders. There is a side gate leading to the rear garden and access can also be gained via the living room or the kitchen. The rear garden is a lovely feature of this property with mature hedging and lawned area. There are also two garden sheds to the rear of the property.

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

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TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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