



PETTENGELLS
ESTATE AGENTS

3 The Ferns, New Milton, Hampshire, BH25 5WW
Asking Price £675,000

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- Pennyfarthings home
- Great Cul de sac location
- Lovely gardens
- Driveway and garage
- Large living room
- Impressive kitchen/dining room
- Available quickly
- Three double bedrooms
- Plus study/bedroom four
- Bathroom & ensuite





MODERN CHALET STYLE RESIDENCE, SITUATED IN A QUIET TUCKED AWAY LOCATION, ALBEIT CONVENIENT FOR THE TOWN AND STATION, OFFERED 'CHAIN FREE'.

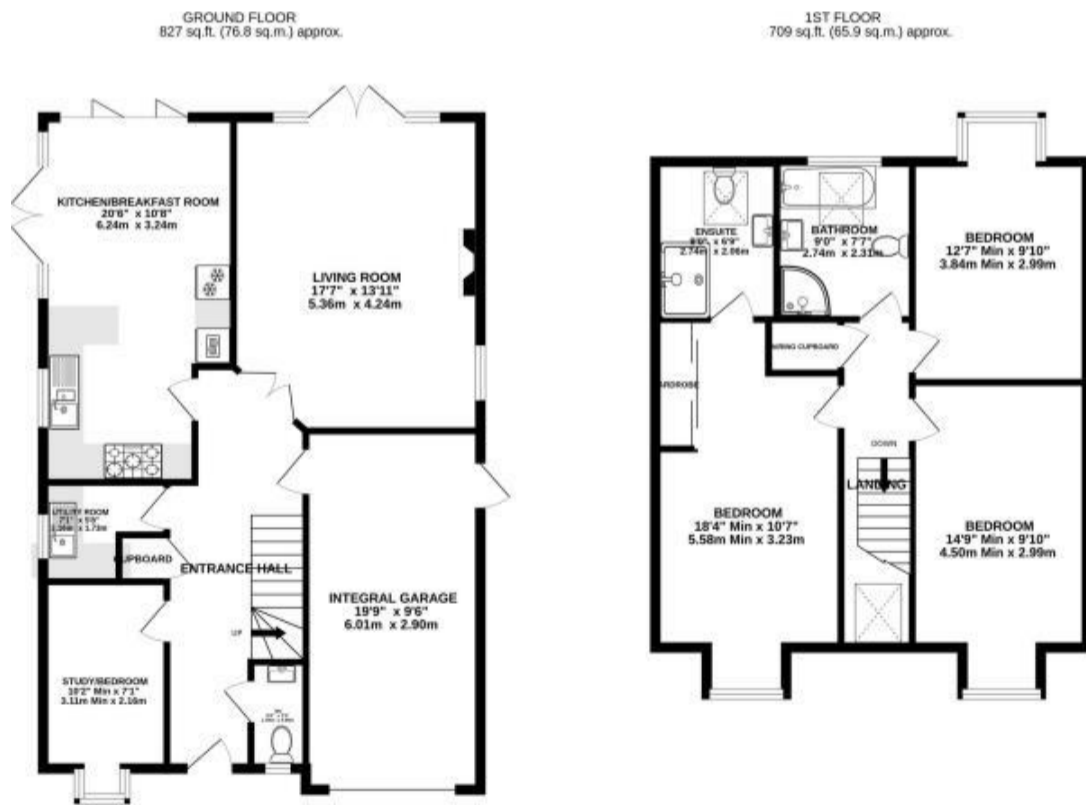
Accommodation: There is a large welcoming entrance hall leading into a spacious living room which overlooks the rear garden. There is a well-appointed and bright kitchen/dining room with extensive integrated appliances and bi-fold doors to the garden. There is a separate utility room and a ground floor cloakroom, as well as a study/potential ground floor fourth bedroom. Upstairs the landing leads to three double bedrooms, bedroom one being particularly generous, having a fitted wardrobe with an ensuite shower room, there is then a family bathroom which also has a separate shower.

Outside: To the front there is a small area of garden, adjoining which the drive gives off for a parking and leads to the integral garage, this also houses the gas boiler for the central heating, and is also accessed from the hall. There are two further areas of garden, one to the side and the main one to the rear, both with mainly lawned areas with borders and paved patio, and one, if not both of these garden areas will enjoy sunshine when it's out!

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

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



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 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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