



PETTENGELLS
ESTATE AGENTS

4 Caslake Close, New Milton, Hampshire, BH25 6PU
Asking Price £300,000

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- Bungalow garage linked detached
- Freehold
- Low maintenance south facing garden
- Drive & garage
- Two bedrooms
- Living/dining room
- Kitchen
- Shower/wetroom
- Modern kitchen
- Close to amenities





DETACHED 'GARAGE LINKED' BUNGALOW CONVENIENTLY SITUATED CLOSE TO TOWN CENTRE.
Accommodation: The entrance hall opens into the south-facing living/dining room. There is a reasonably modern kitchen which also houses the reasonably modern boiler for gas fired central heating. There are two bedrooms, a generous double and a smaller double, both with fitted wardrobes. There is then a shower/wet room.

Outside: To the front is a small area of garden and the drive gives off-road parking and leads to the garage (5m x 2.46m) this has pitched roof and power and the door to rear garden. There's an area of approx south-facing rear garden, therefore enjoying a sunny aspect, and this is paved for 'ease of maintenance' and there is a garden shed.

EPC: D, Council tax band: C, Tenure: Freehold, Approx floor area: 603 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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