



PETTENGELLS
ESTATE AGENTS

33 Ferndale Road, New Milton, Hampshire, BH25 5EX
Asking Price £465,000

33 Ferndale Road, New Milton, Hampshire, BH25 5EX

- Impressive detached bungalow
- Large garden
- Wide driveway
- Garage
- Living room with log burner
- Kitchen
- Modern bathroom
- Conservatory
- Modern boiler
- Sole agents





THREE BEDROOM DETACHED BUNGALOW WITH GOOD SIZE GARDEN, VIEWING RECOMMENDED, POTENTIAL CHAIN FREE SALE.

Accommodation: There is a porch and entrance hall leading to a lovely living room which has a log burner and a doorway to the staircase. Off the lounge is a conservatory which overlooks the rear garden. Similarly the kitchen enjoys a pleasant outlook, and off this there is a rear porch leading via a covered archway to the back of the garage, and the back garden. Cupboard which houses the modern boiler for the gas-fired central heating. There are two ground floor bedrooms plus an impressive bathroom which has a separate shower as well as bath. Upstairs is a third bedroom.

Outside: The bungalow sits on a good sized plot that is slightly wider at the front than at the rear, this gives a good sized double width driveway with lots of off-road parking leading to the single garage. The rear garden is a decent length, and comprises lawned area as well as paved patio, various shrubs, and there is a small pond/water feature.

EPC: D, Council tax band: D, 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: 1222 sq.ft. (113.5 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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