



PETTENGELLS
ESTATE AGENTS

1 Springfield Gardens, Lower Ashley, New Milton, Hampshire, BH25 5RG
Asking Price £425,000

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- Well presented home
- Three bedrooms
- Two reception rooms including
- Orangery overlooking garden
- Downstairs cloakroom
- Private rear garden
- Parking space & garage
- Quiet tucked away location
- Well appointed kitchen
- Bathroom





BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM, TWO RECEPTION ROOM END OF TERRACE HOUSE WITH MANY FINE FEATURES.

Accommodation: The entrance hall leads into the most impressive living/dining room, there is then a superb orangery overlooking the rear garden. There is a well appointed kitchen and a downstairs cloakroom. Upstairs the landing leads to three bedrooms (two doubles and a single) plus a bathroom, bedrooms 1 & 2 has fitted wardrobes.

Outside: To the front there are areas of garden, there is an allocated parking bay close to the house, plus a single garage. The rear garden is a pleasant feature with lawned, paved and decked areas, as well as shrubs. This is a lovely private garden and there is a splendid timber cabin gazebo with summerhouse.

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



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of areas, windows, doors 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.
Made with MyHomeplan 12/24



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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