



PETTENGELLS
ESTATE AGENTS

30 Rosewood Gardens, New Milton, Hampshire, BH25 5NA
Offers in the region of £310,000

30 Rosewood Gardens, New Milton, Hampshire,
BH25 5NA

- Fantastic potential
- Three bedrooms
- One bathroom
- Semi detached house
- Detached garage
- Freehold
- Pleasant residential location
- No onward chain
- Ideal 'live in project'
- Double glazing





A THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY AND GARAGE, OFFERING GREAT POTENTIAL TO MODERNISE.

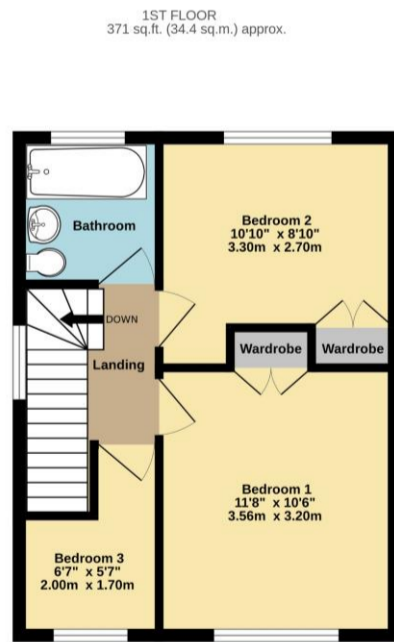
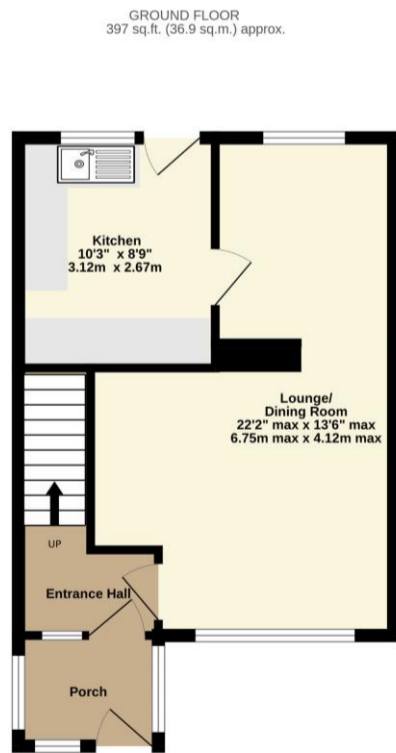
Accommodation: The front door opens to an entrance porch with further door leading into the hallway. Stairs to first floor and door through to the living room, situated to the front, with squared archway through to the dining room to the rear. Door from dining room to the kitchen, with a range of floor and wall mounted cupboards and access to the rear garden. Stairs lead to the first floor where there are two double bedrooms, both with built-in cupboards and a small single bedroom. From the landing there is a door to family bathroom. The property is fully double glazed and requires some modernisation, has part electric heating.

Outside: There is ample off-road parking to the front with long drive leading to the detached garage which measures 2.6m x 5.5m. The bright aspect rear garden has an area patio directly to the rear of the property, and further area of lawn behind.

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: 768 sq.ft. (71.4 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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