



PETTENGELLS
ESTATE AGENTS

9 Queens Grove, Ashley, New Milton, Hampshire, BH25 5DA
Asking Price £400,000

9 Queens Grove, Ashley, New Milton,
Hampshire, BH25 5DA

- Bungalow with potential to modernise
- Three bedrooms
- Living/dining room
- Kitchen
- Shower room
- Gardens
- Driveway & garage
- Close to shops
- Chain free sale
- Gas central heating





DETACHED BUNGALOW WITH 'POTENTIAL', IN PLEASANT LOCATION AND CLOSE TO LOCAL SHOPS, OFFERED CHAIN FREE.

Accommodation: The entrance hall leads into a lovely bright L-shaped living/ dining room with the dining area leading into the kitchen. There are three bedrooms and a shower room.

Outside: There is an area of lawned garden with shrub and hedge borders, adjoining this the driveway gives off road parking and leads to the single garage (5.26m x 2.71m). This adjoins the private rear garden which has a further lawned area with hedge borders, there is decking, paving and a summerhouse.

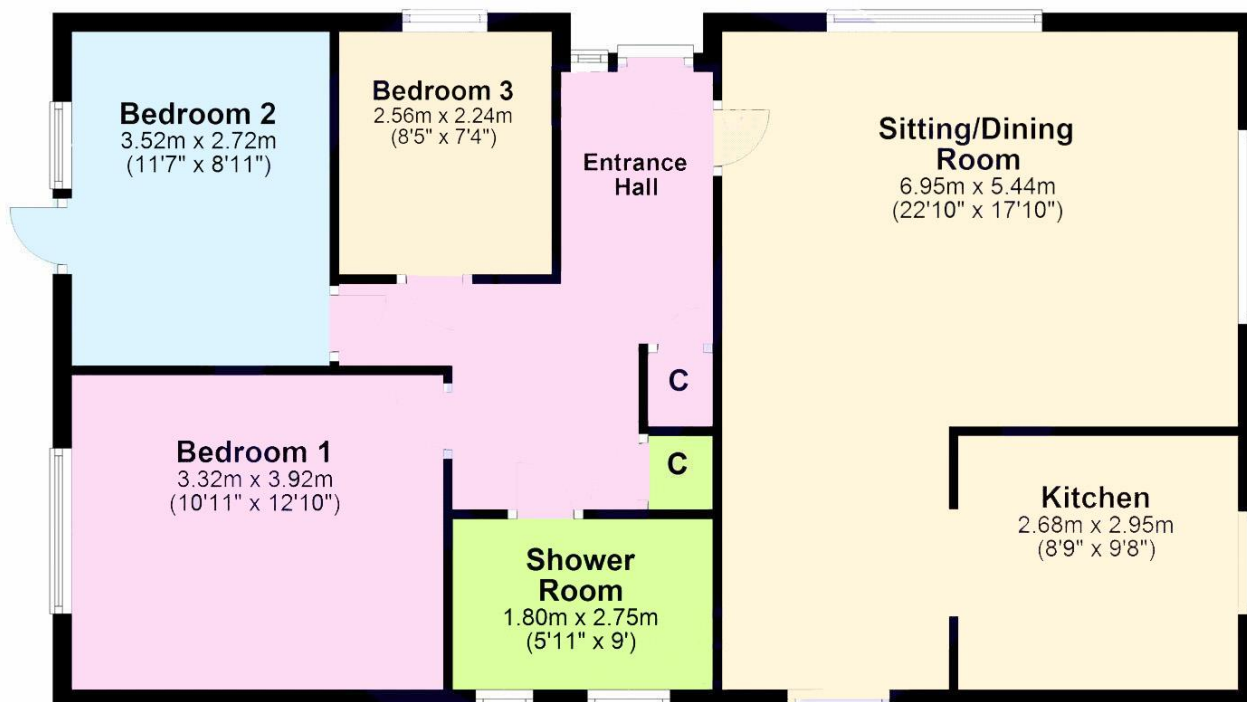
Council tax band: D, Tenure: Freehold

PETTENGELLS
ESTATE AGENTS

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

Floor Plan

Approx. 84.7 sq. metres (912.0 sq. feet)



Total area: approx. 84.7 sq. metres (912.0 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'
Plan produced using PlanUp.



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.

PETTENGELLS
ESTATE AGENTS

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