



PETTENGELLS
ESTATE AGENTS

11 Foxcote Gardens, New Milton, Hampshire, BH25 5XD
Offers Over £290,000

11 Foxcote Gardens, New Milton, Hampshire, BH25 5XD

- Two bedroom extended house
- Two reception rooms
- Impressive fully fitted kitchen with breakfast island
- Shower room with window
- Double glazed
- Gas-fired central heating with Worcester Combi' Boiler
- Driveway plus 7.5m garage with power and lighting
- Viewing highly recommended
- Situated in a popular development
- Freehold





A VERY WELL PRESENTED AND EXTENDED TWO BEDROOM HOUSE WITH TWO RECEPTION ROOMS, DRIVEWAY AND 24' GARAGE.

Accommodation: Front door opens into inner porch with door opening into the lounge with under stairs storage cupboard. Door leads into the very impressive kitchen with a comprehensive range of built in appliances comprising oven, microwave, fridge/freezer, dishwasher and washing machine. Island with electric hob and breakfast bar. This then leads into the conservatory with solid roof which has a radiator, power and lighting and opens onto the rear garden. The first floor landing leads to the two bedrooms, with bedroom one having a fitted cupboard. There is also a family shower room with double shower cubicle.

Outside: The attractive front garden has been laid to shingle for low maintenance with a gate to the side. The rear garden has patio area and artificial lawn with two metal storage sheds. You have access directly into your garage with lighting and power which measures 7.56m x 2.56m (24'8" x 8'4"), this in turn leads to the driveway.

EPC: C, Council tax band: C, Tenure: Freehold

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TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
Made with Homestyler (2/24)

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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