



PETTENGELLS
ESTATE AGENTS

67 Oakwood Avenue, New Milton, Hampshire, BH25 5EA
Asking Price £500,000

67 Oakwood Avenue, New Milton, Hampshire,
BH25 5EA

- Spacious detached bungalow
- Chain free sale
- Pleasant west facing garden
- Large living room
- Kitchen overlooking the garden
- Three bedrooms
- Bathroom
- Ensuite
- Lots of parking on driveway
- 22' x 11' garage





Accommodation: The entrance leads into a very spacious living/dining room which is an extension to the original bungalow and enjoys a pleasant outlook over the garden. Similarly, the kitchen overlooks the rear and also houses a fairly modern gas boiler. There are three bedrooms with even the third bedroom being a reasonable size. Bedroom two has extensive fitted wardrobes and bedroom one an ensuite shower room. There is then a family bathroom with a separate shower to complement the bath.

Outside: To the front is an area of garden. The driveway gives lots of off-road parking. Then leading along the side of the bungalow to the large detached garage measures 7m x 3.44m. To the rear is an area of lawned garden as well as paving, enjoying a pleasant westerly aspect.

EPC: D, Tenure: Freehold

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TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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