



PETTENGELLS
ESTATE AGENTS

1 Conway Close, New Milton, Hampshire, BH25 6AL
Asking Price £400,000

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- Spacious semi detached house
- Walking distance to town/station
- Gardens to front and rear
- Driveway for off road parking
- Large kitchen overlooking garden
- Two reception rooms
- Downstairs cloakroom/WC
- Three bedrooms
- Bathroom
- Garage





EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY GIVING OFF ROAD PARKING, AND GARDENS TO FRONT AND REAR. TWO RECEPTION ROOMS AND A GOOD SIZE KITCHEN.

Accommodation: There is a porch leading into an impressive entrance hall, and then into a lovely living room. The house has been extended to the rear and this creates a large second reception room, although this is currently used as a ground floor bedroom, and a kitchen/breakfast room which leads out to its own paved area. There is a downstairs cloakroom. The landing leads to three bedrooms, two doubles and a single plus a family bathroom that also has a separate shower.

Outside: The freehold house has a driveway giving off-road parking for two cars and adjoining this as an area of garden. The rear garden has lawned and paved areas as well as a greenhouse and shed. There is a garage in a block close by. This is held on a leasehold title with approximately £4 annual ground rent and we understand there are approximately 40 years left on the lease until 2065. (As agents we have not attached any added 'value' to the garage.)

Council tax band: C, Tenure: Freehold

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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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