



PETTENGELLS
ESTATE AGENTS

11 York Avenue, New Milton, Hampshire, BH25 6BT
Asking Price £765,000

11 York Avenue, New Milton, Hampshire, BH25 6BT

- Splendid family home
- Premier location
- Chain free sale
- Lovely gardens
- Lots of parking plus double length garage
- Living room plus further reception room
- Superb well appointed kitchen/breakfast room
- New bathroom and ensuite
- Four double bedrooms
- Impressive welcoming reception hall





SPLENDID CHARACTER HOME, OFFERED CHAIN FREE, IN A LOVELY AND RELATIVELY QUIET ROAD, CONSIDERING ITS CONVENIENT PROXIMITY TO THE TOWN CENTRE AND STATION. THE HOUSE HAS BEEN TASTEFULLY REFURBISHED INCLUDING A NEW KITCHEN, BATHROOM AND ENSUITE.

Accommodation: There's a most impressive and spacious reception hall, leading into the living room. There is then a second reception room, perhaps a dining room or family room. The brand new kitchen/breakfast room is very well appointed with extensive integrated appliances and opens out to the rear garden; there is a central island with breakfast bar. At the rear a separate utility room leading to a downstairs cloakroom, and then a rear lobby which accesses both the garage and the back garden. A wide staircase leads up to the first floor landing, which leads to the four double bedrooms, with bedroom one having a brand new ensuite shower room, and then there is also a new family bathroom with separate shower.

Outside: To the front of the house, there's an attractive area of lawned garden. This is quite a wide plot of approximately 0.2 acres, and the lawned garden continues down the side. The driveway gives lots of off-road parking, there is a driveway leading towards a useful carport, and then impressive tandem double length garage with electric door to front. The rear garden is a lovely feature, with a good size lawned area and a paved patio adjoining the house.

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

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



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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