

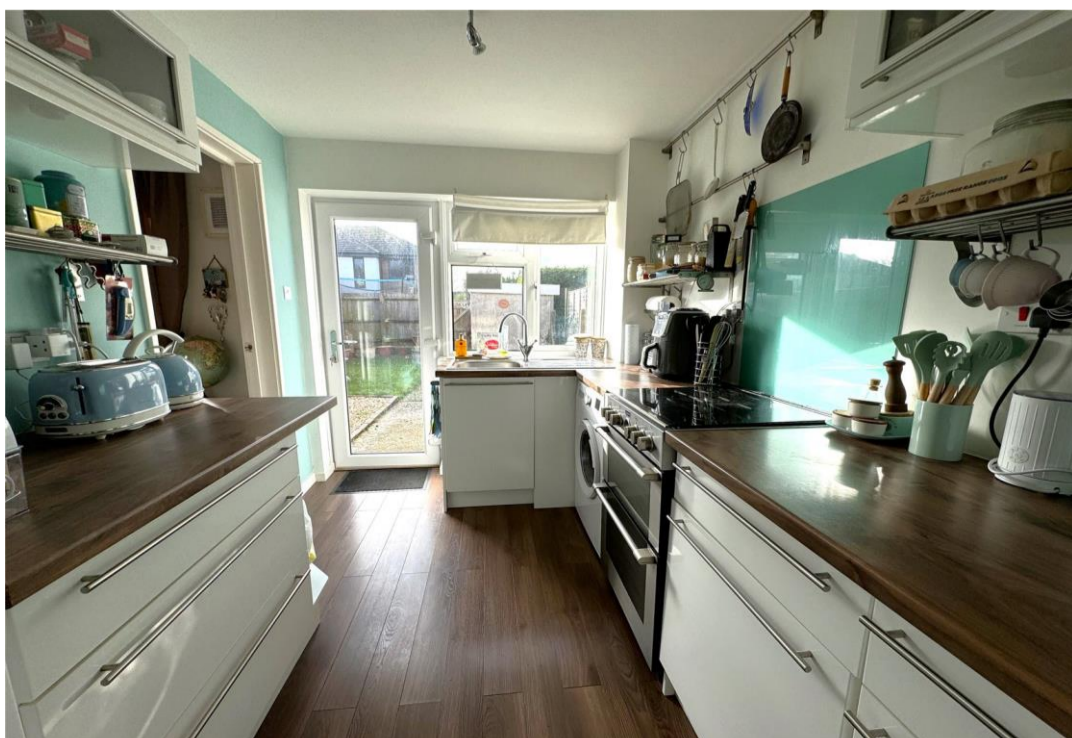


PETTENGELLS
ESTATE AGENTS

11 Marryat Road, New Milton, Hampshire, BH25 5LW
Asking Price £315,000

11 Marryat Road, New Milton, Hampshire, BH25 5LW

- Three bedroom house
- 24' Living/dining room
- Downstairs cloakroom
- Gas-fired central heating
- Double glazing
- Modern kitchen and bathroom
- Walking distance to town and station
- Driveway to front
- Approx westerly facing rear garden
- Chain free sale





AN APPEALING AND SIZEABLE THREE BEDROOM HOUSE WITH DRIVEWAY TO THE FRONT OFFERED CHAIN FREE.

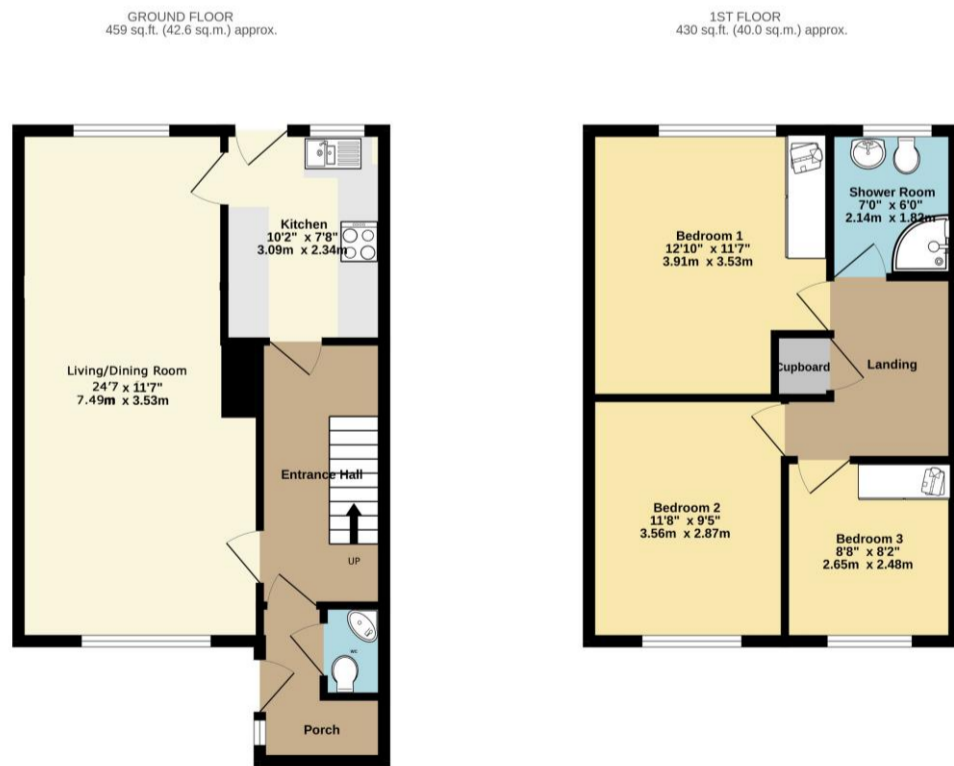
Accommodation: The front door opens into the main hallway where the fuse box is located which was replaced in 2023, storage cupboard, with a gas-fired century heating boiler and a door to the downstairs WC. The main hallway leads into the large living/dining room with dual aspect windows, a door into the well appointed kitchen which also has a return door to the main hallway and garden. On the first floor there are three bedrooms, with a bedroom one and three having fitted wardrobes. There is also a modern shower room with window to rear. On the landing there is the airing cupboard and hatch to loft space.

Outside: To the front of the house there is a small area of garden adjoining which there is off road parking. There is a shed at the bottom of the garden and to the rear a useful gate giving rear access.

Council tax band: B, Tenure: freehold

PETTENGELLS
ESTATE AGENTS

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



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia (C)2024

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