



**PETTENGELLS**  
ESTATE AGENTS

15 Poplar Road, Ashley, New Milton, Hampshire, BH25 5XP  
Offers in excess of £250,000

15 Poplar Road, Ashley, New Milton, Hampshire,  
BH25 5XP

- Two bedroom house
- Double glazed
- Chain free sale
- Living/dining room
- Bathroom with window
- Electric heating
- Rear garden with shed and rear gate
- Coltens built
- Ideal for first time buyer purchase







A CHAIN FREE TWO BEDROOM HOUSE IN POPULAR DEVELOPMENT.

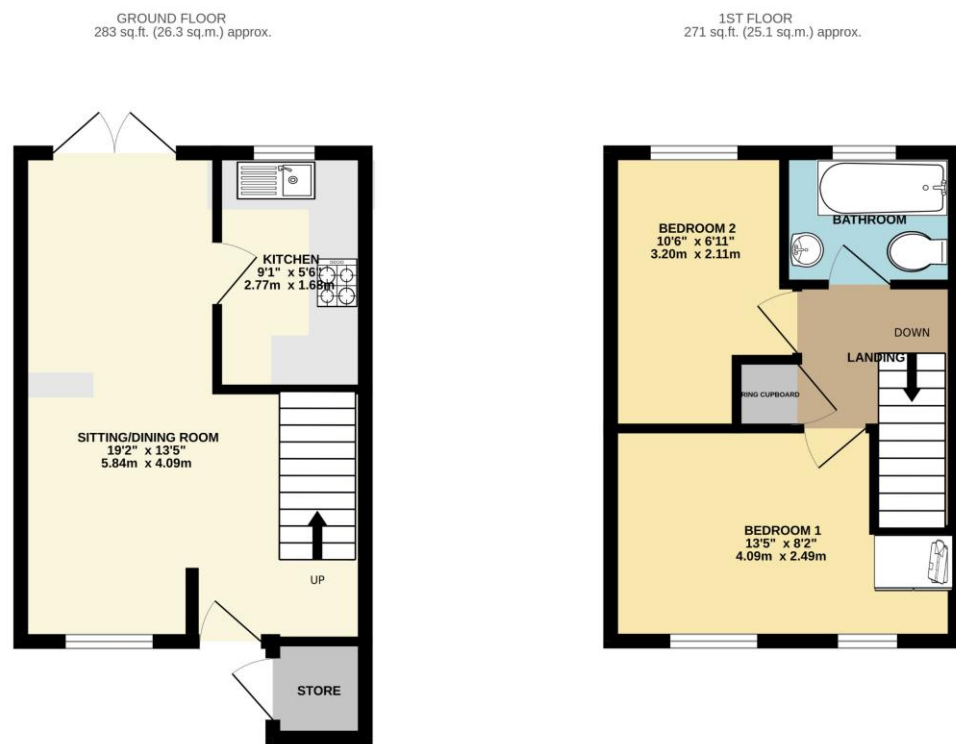
Accommodation: The front door opens into the spacious living room/dining room with a door leading out to the rear garden. The kitchen also overlooks the rear garden with built in oven and hob. There is electric heating and double glazing. A staircase leads to the first floor landing where there is an airing cupboard and there are two bedrooms and a bathroom with shower over.

Outside: There is a communal parking area to the front and rear. To the front there is a small area of garden and the rear garden is 'low maintenance' and this is part paved with a shed and gate leading to further communal parking.

EPC: D, Council tax band: C, Tenure: Freehold, There is a small service charge payable, figure approx £300 to Owens and porter.

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



TOTAL FLOOR AREA: 554 sq.ft. (51.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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