



PETTENGELLS
ESTATE AGENTS

31 Rosewood Gardens, New Milton, Hampshire, BH25 5NA
Asking Price £435,000

31 Rosewood Gardens, New Milton, Hampshire,
BH25 5NA

- Superb semi detached bungalow, chain free sale
- Three Bedrooms
- Bright living room
- Well appointed kitchen
- Bathroom & ensuite shower room
- Driveway giving lots of parking
- Garage
- Garden
- Quiet location
- Available quickly





WE ARE DELIGHTED TO OFFER AS A 'CHAIN FREE' SALE, THIS SUPERB THREE BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A PLEASANT LOCATION WITHIN WALKING DISTANCE OF NEW MILTON TOWN.

Accommodation: There is a large welcoming entrance hall which leads into the lovely living room. There are three bedrooms with bedroom one having an ensuite shower room and even bedroom three being a decent size. There is a well appointed bathroom and kitchen, the latter overlooking the rear garden.

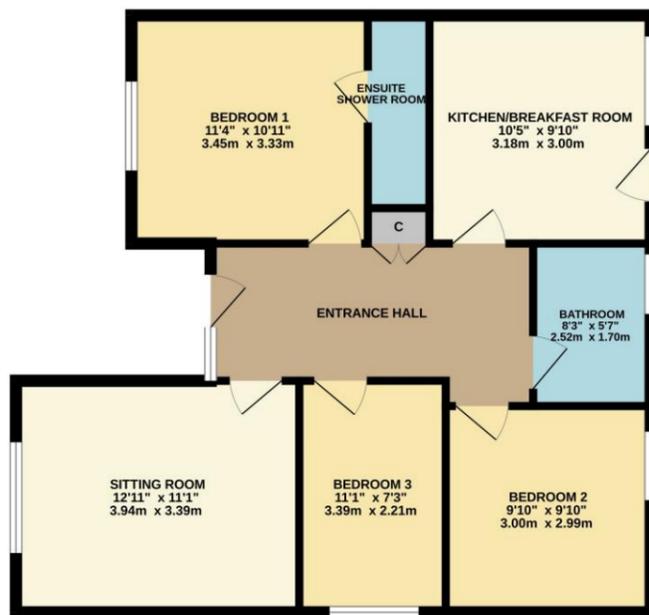
Outside: To the front and side of the bungalow there is good off road parking and the driveway leads to the garage 16'4" x 8'10" (5m x 2.73m) with power supplied. The rear garden has a lawned and paved areas and orientation for afternoon sunshine.

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

PETTENGELLS
ESTATE AGENTS

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

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 766sq.ft. (71.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Bluebeam®

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