



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





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.

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

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The floor plan shows a central brown entrance hall with a door labeled 'C' leading outside. To the left of the hall is a yellow sitting room (12'11" x 11'1", 3.94m x 3.39m). To the right is a yellow kitchen/breakfast room (10'5" x 9'10", 3.18m x 3.00m). Above the hall is a yellow bedroom 1 (11'4" x 10'11", 3.45m x 3.33m) with an attached blue ensuite shower room. To the right of the hall is a blue bathroom (8'3" x 5'7", 2.52m x 1.70m). Below the hall are two yellow bedrooms: bedroom 3 (11'1" x 7'3", 3.39m x 2.21m) on the left and bedroom 2 (9'10" x 9'10", 3.00m x 2.99m) on the right. The plan also shows a small grey closet 'C' and several windows indicated by white lines.

Room	Dimensions (ft x in)	Dimensions (m x m)
Bedroom 1	11'4" x 10'11"	3.45m x 3.33m
Ensuite Shower Room	-	-
Kitchen/Breakfast Room	10'5" x 9'10"	3.18m x 3.00m
Entrance Hall	-	-
Bathroom	8'3" x 5'7"	2.52m x 1.70m
Sitting Room	12'11" x 11'1"	3.94m x 3.39m
Bedroom 3	11'1" x 7'3"	3.39m x 2.21m
Bedroom 2	9'10" x 9'10"	3.00m x 2.99m

TOTAL FLOOR AREA: 766sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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