



PETTENGELLS
ESTATE AGENTS

45 Rodbourne Close, Everton, Hampshire, SO41 0LW
Asking Price £370,000

45 Rodbourne Close, Everton, Hampshire, SO41 0LW

- Appealing bungalow
- Lovely village location
- Living room
- Kitchen
- Bathroom
- Three bedrooms
- Conservatory
- Freehold property
- Pleasant garden
- Garage closeby





IMPRESSIVE FREEHOLD BUNGALOW IN LOVELY VILLAGE LOCATION.

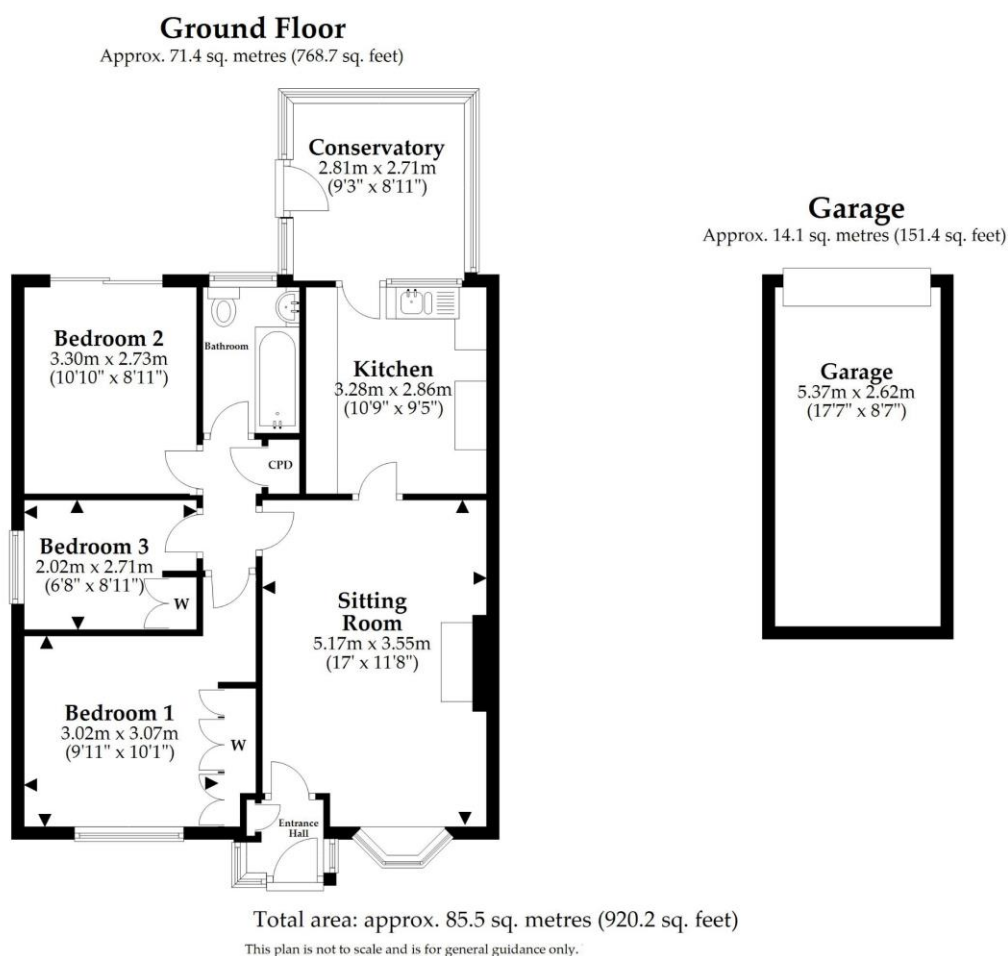
Accommodation: There is an entrance vestibule leading into the lovely lounge which has a pleasant outlook to the front, as well as a feature fireplace and there is then a kitchen, which in turn opens to the conservatory, which does have a radiator, so usable all year round. The inner hall accesses the three bedrooms, two doubles and a single, plus there is a bathroom.

Outside there is a garage in a block close by. There are gardens to the front and rear of the bungalow, comprising mainly lawned areas. The rear garden is particularly appealing, with additional paved areas, shrub borders and shed.

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

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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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