



**PETTENGELLS**  
ESTATE AGENTS

4 Poplar Road, Ashley, New Milton, Hampshire, BH25 5XP  
**Offers Over £250,000**

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

- Lovely two bedroom house
- Freehold
- South facing garden
- Open plan living space
- Modern kitchen
- Modern bathroom
- Parking closeby
- Central heating with radiators







SUPERB HOUSE ON POPULAR DEVELOPMENT AND WITH A PLEASANT OUTLOOK TO THE FRONT AND AN APPROX SOUTH FACING GARDEN TO THE REAR.

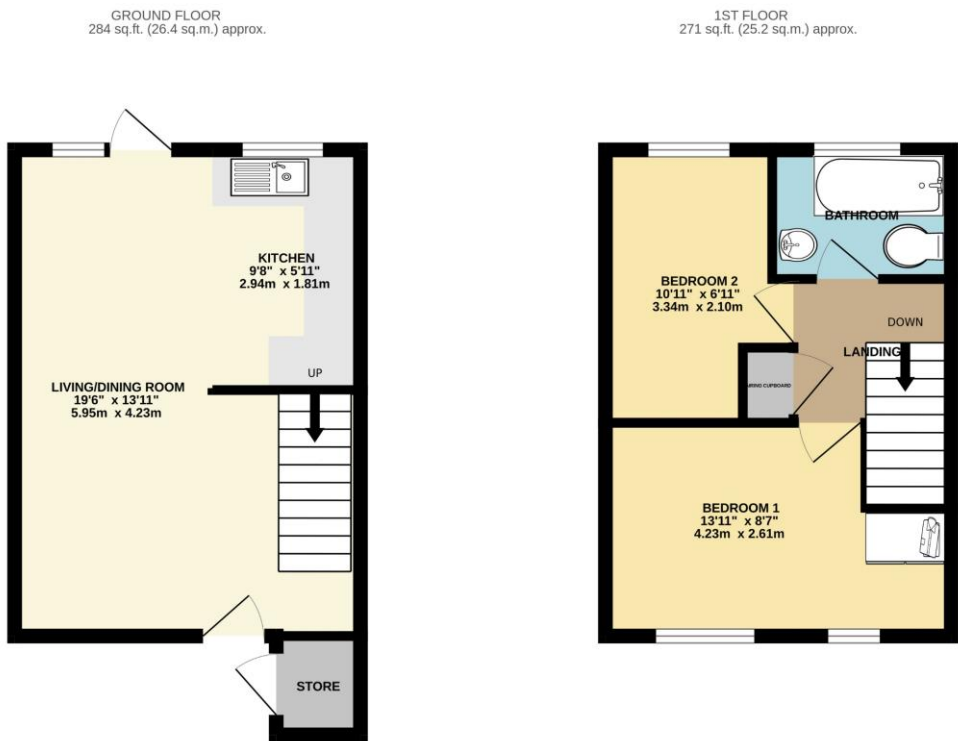
Accommodation: There is an impressive open plan living space downstairs with lounge, dining and modern kitchen areas. The first floor landing access is the two bedrooms with bedroom one having a particularly pleasant outlook and fitted wardrobe, and there is also a modern bathroom. Central heating with radiators, powered by a modern electric boiler.

Outside: To the front is a pleasant open green area as shown in picture 2 which is looked after under the overall maintenance agreement (approx £300 per annum). There is an area of enclosed rear garden which does benefit from an approx southerly aspect and is paved for ease of maintenance. Parking area very close (right to park but not allocated space).

EPC: D, Council tax band: B, Tenure: freehold

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

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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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