



**PETTENGELLS**  
ESTATE AGENTS

10 Blair Close, New Milton, Hampshire, BH25 5UP  
Asking Price £350,000

10 Blair Close, New Milton, Hampshire, BH25 5UP

- Impressive bungalow offered chain free
- Internal pictures to follow
- Driveway and garage
- Pleasant gardens
- Living room
- Large conservatory
- Kitchen
- Two double bedrooms
- Bathroom





AVAILABLE AS A 'CHAIN FREE' SALE, THIS TWO BEDROOM (GARAGE LINKED) DETACHED BUNGALOW, SITUATED IN A PLEASANT CUL-DE-SAC ON THE EDGE OF THE LOVELY CHATSWORTH PARK DEVELOPMENT.

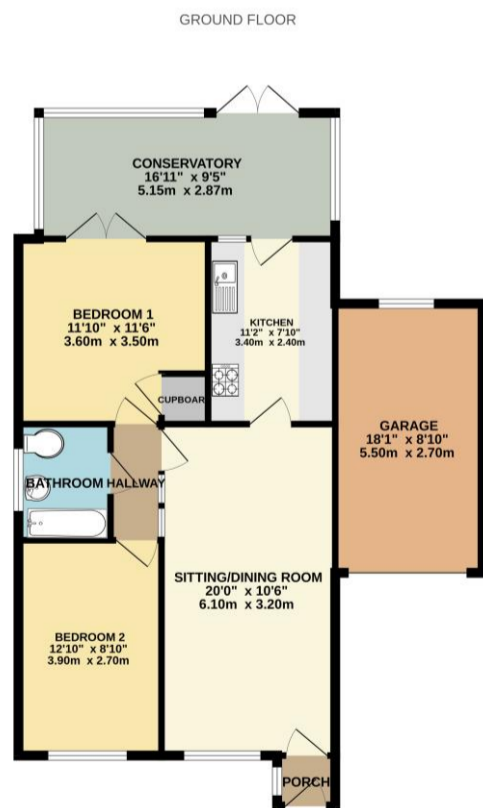
Accommodation: There is a porch and then a living/dining room. This leads into the kitchen and then in turn the impressive large conservatory which is heated and therefore usable all year round. This is also accessed from the rear bedroom and there is a further double bedroom and a bathroom.

Outside: To the front of the bungalow is an area of mainly lawned garden, adjoining this the driveway leads to the garage. The rear garden is secluded and has lawned and paved areas with shrubs and hedging and there is a summer house and shed.

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

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While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Housplan 12/2014



**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. 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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