



PETTENGELLS
ESTATE AGENTS

6 Ashley Road, New Milton, Hampshire, BH25 6BD
Offers Over £325,000

6 Ashley Road, New Milton, Hampshire, BH25 6BD

- Detached bungalow needing modernisation
- Two bedrooms
- Kitchen
- Living Room
- Shower room
- Conservatory
- Gardens
- Garage
- Close to town centre
- Chain free sale





BUNGALOW WITH GREAT POTENTIAL TO IMPROVE, CONVENIENT LOCATION JUST A FEW PACES FROM THE TOWN CENTRE.

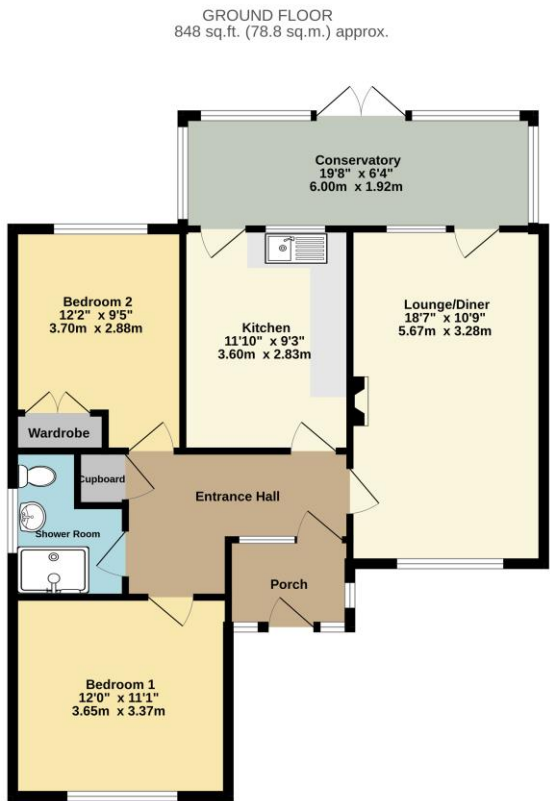
Accommodation: There is an entrance porch and then into turn a hallway. This also houses a cupboard with what looks to be a fairly modern boiler for the central heating and hot water. The living room leads into a conservatory at the rear which can also be accessed via the kitchen. There are two double bedrooms and a shower room.

Outside: To the front is an area of garden, adjoining which the drive gives off road parking and leads along the side of the bungalow to a single garage which adjoins the rear garden which is currently a bit overgrown but does enjoy an approx southerly aspect. Rear fence to be erected soon.

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

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

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TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 is given to their operability or efficiency can be given.
Made with Hertsplan 12/22



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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