



PETTENGELLS
ESTATE AGENTS

41 Milton Mead, New Milton, Hampshire, BH25 6SX
Asking Price £395,000

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- Character extended semi'
- Lovely large garden
- Double length carport plus
- 24' x 13' garage
- Two reception rooms
- Three bedrooms
- Cul de sac location
- Kitchen overlooking garden
- Bathroom plus cloakroom/WC
- Gas central heating - modern boiler





CHARACTER SEMI' IN CUL-DE-SAC LOCATION OFFERED 'CHAIN FREE', EXTENDED DOWNSTAIRS OFFERING PARTICULARLY GENEROUS LIVING SPACE, DOUBLE LENGTH CARPORT PLUS SUPER LARGE GARAGE, IMPRESSIVE GARDEN. GREAT FUTURE POTENTIAL AND IT'S ON THE MARKET FOR THE FIRST TIME IN OVER 50 YEARS!

Accommodation: There is a porch and then entrance hall leading into the living room, An inner hall leads to a utility room and a downstairs cloakroom, and then the kitchen overlooks the rear garden. There is then a dining/family room opening to the rear garden, please note that this fireplace cannot be used. Upstairs the first floor landing leads to three bedrooms, two doubles and a single, plus the bathroom.

Outside: To the front there's an area of lawned garden with shrub and hedge borders and the drive gives off road parking. This leads to a garage door which opens to a useful double length carport adjoining the house and then in turn the drive continues to the large detached garage measuring 7.3m by 4.2m with power supplied. Behind the garage there's a shed for storage and then there is a greenhouse within the lovely large rear garden with further lawn, shrubs and hedging.

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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