



**PETTENGELLS**  
ESTATE AGENTS

6 Cutler Close, Ashley, New Milton, Hampshire, BH25 5DB  
Asking Price £375,000

## 6 Cutler Close, Ashley, New Milton, Hampshire, BH25 5DB

- Two double bedroom detached bungalow
- Large L-shape lounge/diner
- Shower room
- Off road parking for multiple vehicles
- Detached garage currently with workshop/office
- Chain free sale
- Subject to probate
- Double glazed windows
- Gas fire central heating







OFFERED 'CHAIN FREE' THIS APPEALING TWO BEDROOM DETACHED BUNGALOW IN QUIET LOCATION WITH GARDEN, GARAGE AND LARGE LIVING/DINING ROOM.

Accommodation: Front door opens into the spacious hallway with airing cupboard and cloaks cupboard, then a door into the bright triple aspect L-shaped living/dining room with gas fire, from the dining room a sliding door leads into the kitchen and has a door to side and built in gas hob and oven. There are two double bedrooms and spacious shower room to compliment.

Outside: There is a long driveway for multiple vehicles and leads to the detached garage which has been split into two sections, the front with storage and an office area to the rear. The rear private garden has a pleasant lawned area and mature flower and shrub borders.

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

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



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Metrepro (12/20)

**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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