



PETTENGELLS
ESTATE AGENTS

24 Woodvale Gardens, New Milton, Hampshire, BH25 5EE
Asking Price £325,000

24 Woodvale Gardens, New Milton, Hampshire,
BH25 5EE

- Appealing house
- Three bedrooms
- Kitchen/dining room
- Living room
- Bathroom
- Pleasant garden
- 23' Garage
- Cul de sac location
- Viewing advised
- Available quickly





APPEALING THREE BEDROOM HOUSE WITH GARAGE AND GARDENS.

Accommodation: There is an entrance porch leading to the hallway and then a lovely bright living room opening into an impressive kitchen/dining room, overlooking the rear garden and also houses a modern boiler for the gas central heating. Upstairs the first floor landing leads to two double bedrooms and a single bedroom plus a bathroom.

Outside: To the front of the house there is a small area of garden, and opposite the house is the garage measuring 7.25m x 2.61m (23'8" x 8'6"). The rear garden is mainly paved for ease of maintenance, behind the garden is a pleasant tree line.

EPC: C, **Council tax band:** C, **Tenure:** Freehold, **Approx floor area:** 827 sq ft

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Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.
Plan produced using PlanItUp.

24 Woodvale Gardens, New Milton



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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