



PETTENGELLS
ESTATE AGENTS

24a Avenue Road, New Milton, Hampshire, BH25 5JP
Asking Price £587,500

24a Avenue Road, New Milton, Hampshire, BH25 5JP

- Modern detached house
- Convenient location close to amenities
- Three large first floor bedrooms
- Ground floor bedroom four/study
- Well appointed kitchen
- Living room overlooking garden
- Bathroom
- Ensuite
- Attractive garden
- Good off road parking





MODERN AND WELL PRESENTED DETACHED HOME, THREE/FOUR BEDROOM TWO BATHROOM DETACHED HOME, CONVENIENTLY SITUATED CLOSE TO NEW MILTON TOWN CENTRE. BUILT BY BESPOKE AND LONG ESTABLISHED LOCAL DEVELOPER GOVIER.

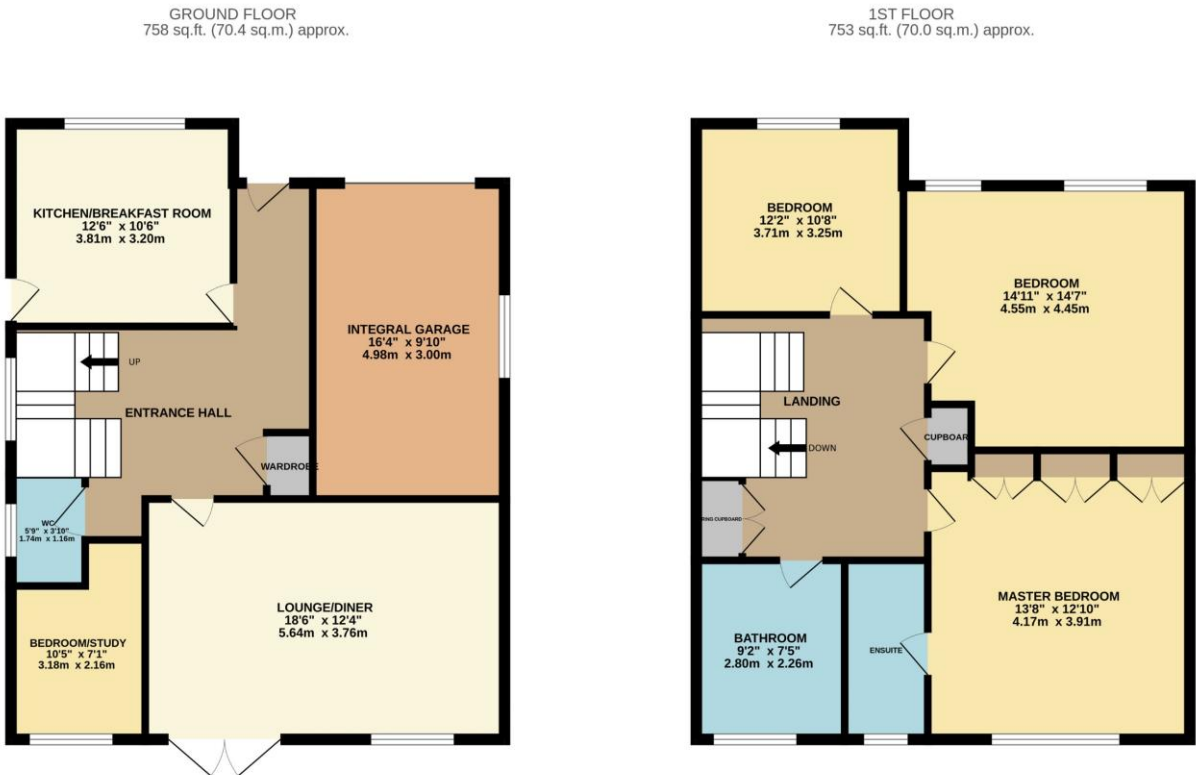
Accommodation: The large entrance hall leads into a lovely living room overlooking the rear garden. There is then a study which could be a small ground floor fourth bedroom. There is a well-appointed kitchen/breakfast room with integrated appliances and, usefully a downstairs cloakroom. The spacious first floor landing leads to three very generous bedrooms with bedroom one having fitted wardrobes and an ensuite shower room. There is then a family bathroom.

Outside: There is an extensive driveway in front which leads to the integral single garage which has an electric door. The rear garden is an attractive feature with lawned and paved areas as well as shrub borders and a small shed. Solar panels, owned.

Council tax band: E, Tenure: Freehold

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TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.
Whilst 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.
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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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