



PETTENGELLS
ESTATE AGENTS

2 Little Barrs Drive, New Milton, Hampshire, BH25 5RW
Asking Price £550,000

2 Little Barrs Drive, New Milton, Hampshire,
BH25 5RW

- Three double bedrooms
- Two shower rooms
- Large living room
- Separate dining room
- Kitchen/breakfast room
- Gas-fired central heating
- Beautiful manicured impressive gardens
- Lovely location close to New Milton centre and station
- Offered chain free
- Drive, garage and outbuildings
- Plot size





A WONDERFUL THREE BEDROOM CHALET STYLE PROPERTY BUILT BY PENNYFARTHING HOMES WITH SPECTACTULAR GARDEN, OFFERED CHAIN FREE.

Accommodation: Front door opens into hallway with door leading into the living room facing the front with archway into the separate dining room with doors opening onto the garden. From the dining room a door opens into the well-appointed kitchen with further door onto the rear garden. There is a ground floor double bedroom (which is currently used as another reception room) with a ground floor shower room. On the first floor there are two exceptionally large double bedrooms both with a comprehensive range of fitted wardrobes and a further shower room to compliment.

Outside: There is off-road parking to the front leading to the integrated garage with power, lighting and electric door where also the gas boiler is housed. The front garden is laid lawn with mature shrub borders with gate to the side leading to the rear. The beautifully manicured rear garden is laid to lawn with established flower and shrub borders with patio area and pergola and large storage shed to the side.

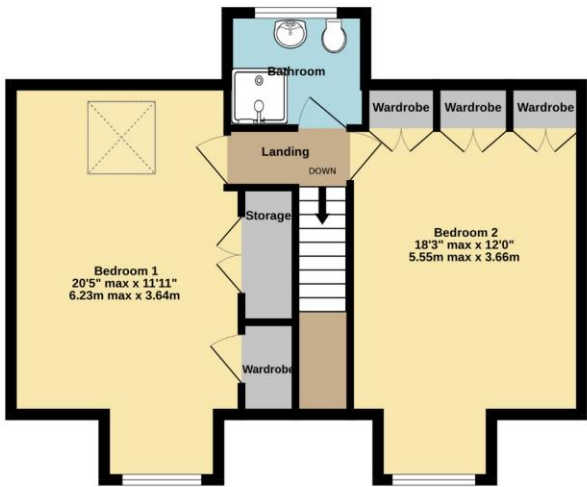
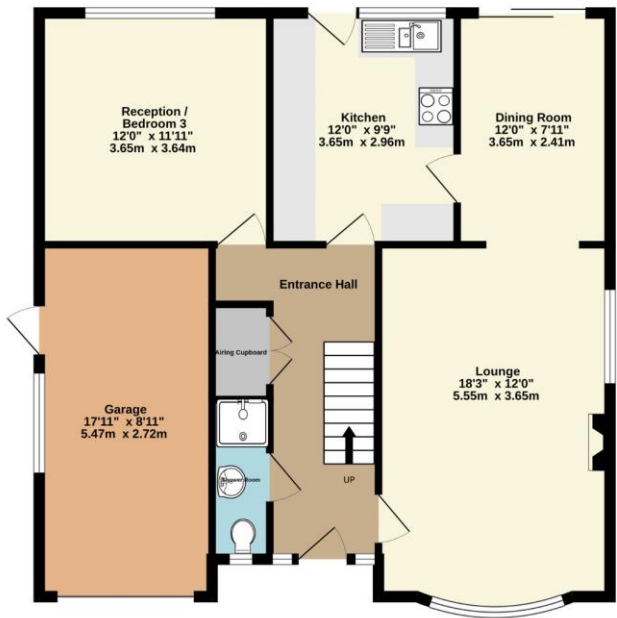
EPC: D, Council tax band: E, Tenure: Freehold

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

GROUND FLOOR
878 sq.ft. (81.5 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1449 sq.ft. (134.6 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.
Made with Metropix 62025

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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