



PETTENGELLS
ESTATE AGENTS

5 Oxford Terrace, Manchester Road, Sway, Hampshire, SO41 6AQ
Asking Price £450,000

5 Oxford Terrace, Manchester Road, Sway,
Hampshire, SO41 6AQ

- Impressive semi detached house
- Three bedrooms
- Three reception rooms
- Bathroom & shower room
- Garage & driveway
- Great village location
- Chain free sale
- Close to open forest
- Pleasant rear garden





APPEALING CHARACTER SEMI' IN DESIRABLE VILLAGE LOCATION.
Accommodation: There is a porch and then an entrance hall. At the front is the lounge and there is then an impressive kitchen/dining/family room. To the rear there is then a garden room which leads to a shower room and utility room.
Upstairs the first floor landing opens to three bedrooms and a bathroom.

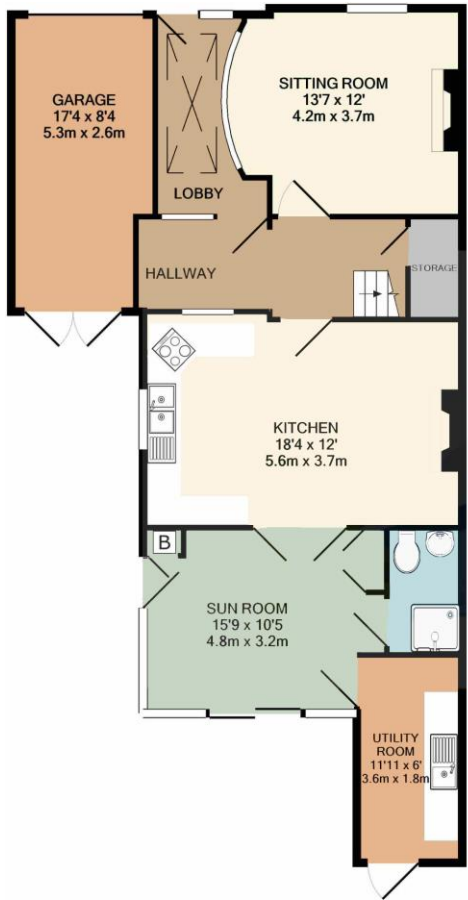
Outside: To the front, the drive gives off their parking and leads to the garage. The rear garden has lawned and patioed areas.

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
APPROX. FLOOR
AREA 920 SQ.FT.
(85.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1432 SQ.FT. (133.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. 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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