



**PETTENGELLS**  
ESTATE AGENTS

3 Oxey Close, New Milton, Hampshire, BH25 6PP  
Guide Price £315,000

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- Three double bedrooms
- Lounge
- Kitchen/dining room
- Ground floor WC
- First floor bathroom
- Double glazed and gas-fired central heating
- Garage in a block close by
- In need of some updating and refurbishing
- Chain free





A CHAIN FREE THREE BEDROOM HOUSE WITH A GARAGE, CLOSE TO AMENITIES.

Accommodation: The front door opens into a spacious entrance porch with double doors leading into the lounge, this is open plan into the kitchen/dining room which in turn leads into a utility area with ground floor WC. The first floor landing leads to three good-sized bedrooms with fitted wardrobes and a bathroom.

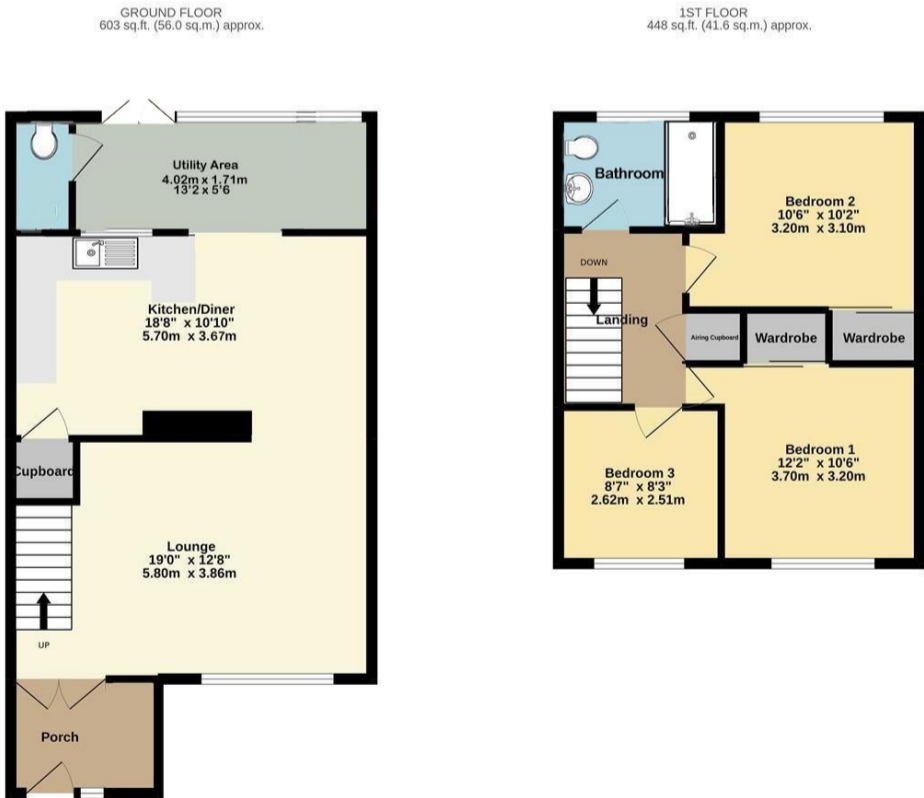
Outside: To the front there's an area of lawn with pathway to the side and gates leading into the enclosed rear garden. There's a garage and a block close by.

Council tax band: C, Tenure: Freehold. We have been informed that there is a £120 annual maintenance charge.

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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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