



PETTENGELLS
ESTATE AGENTS

126 Marryat Road, New Milton, Hampshire, BH25 5JF
Asking Price £350,000

126 Marryat Road, New Milton, Hampshire, BH25 5JF

- Lovely three bedroom house
- Pleasant garden
- Garage
- Walking distance to town/station
- Living/dining room
- Nice kitchen
- Large conservatory
- Shower room





IMPRESSIVE THREE-BEDROOM END OF TERRACE HOUSE WITH GARAGE, WALKING DISTANCE OF NEW MILTON TOWN

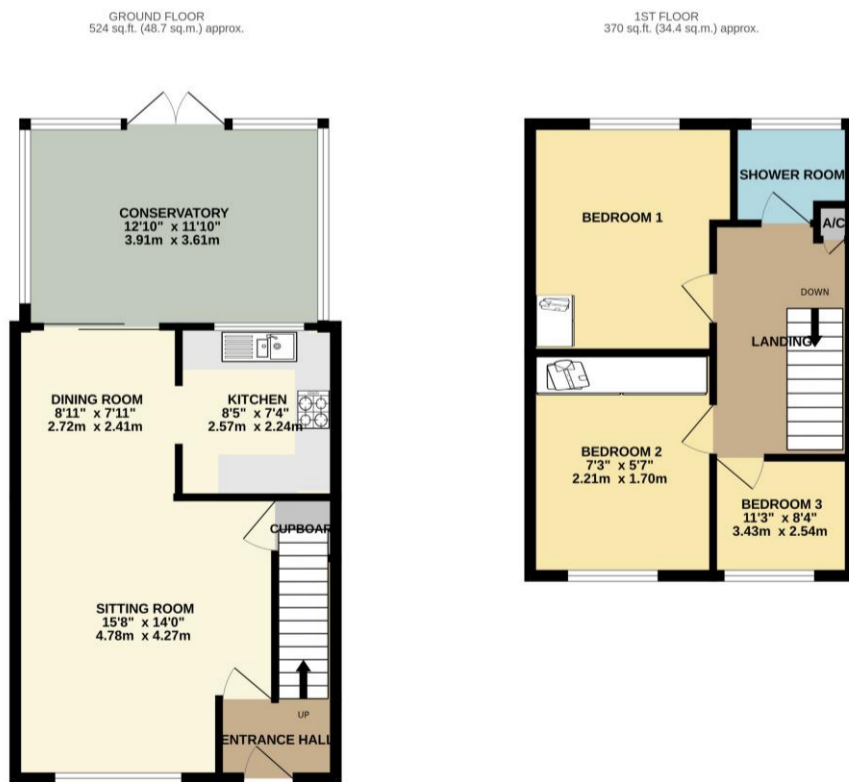
Accommodation: There is an entrance vestibule into a living/dining room and then the kitchen. There is a large conservatory overlooking the garden. Upstairs the landing leads to three bedrooms, two doubles and a single and then a shower room.

Outside: This house has a garage (15'7 x 7'10) immediately adjoining the property with power supplied. The main garden is to the front of the house with lovely lawned area, hedge and shrub borders and a patio. The rear garden is small/easy to maintain and mainly paved.

EPC: D, **Council tax band:** C, **Tenure:** Freehold

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TOTAL FLOOR AREA: 1007sq ft. (93.6 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with MapInfo 12.0.0

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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