



**PETTENGELLS**  
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14 Stag Close, New Milton, Hampshire, BH25 5GD  
**Asking Price £269,950**

14 Stag Close, New Milton, Hampshire, BH25 5GD

- Two bedroom semi detached house
- Living room
- Kitchen
- Gardens
- Two allocated parking spaces
- Chain free sale
- Edge of popular development
- Gas central heating & double glazing
- Scope to refurbish
- Bathroom







TWO BEDROOM CREST BUILT SEMI DETACHED HOUSE ON THE EDGE OF THIS POPULAR DEVELOPMENT, OFFERED CHAIN FREE AND WITH THE BENEFIT OF TWO ALLOCATED PARKING SPACES.

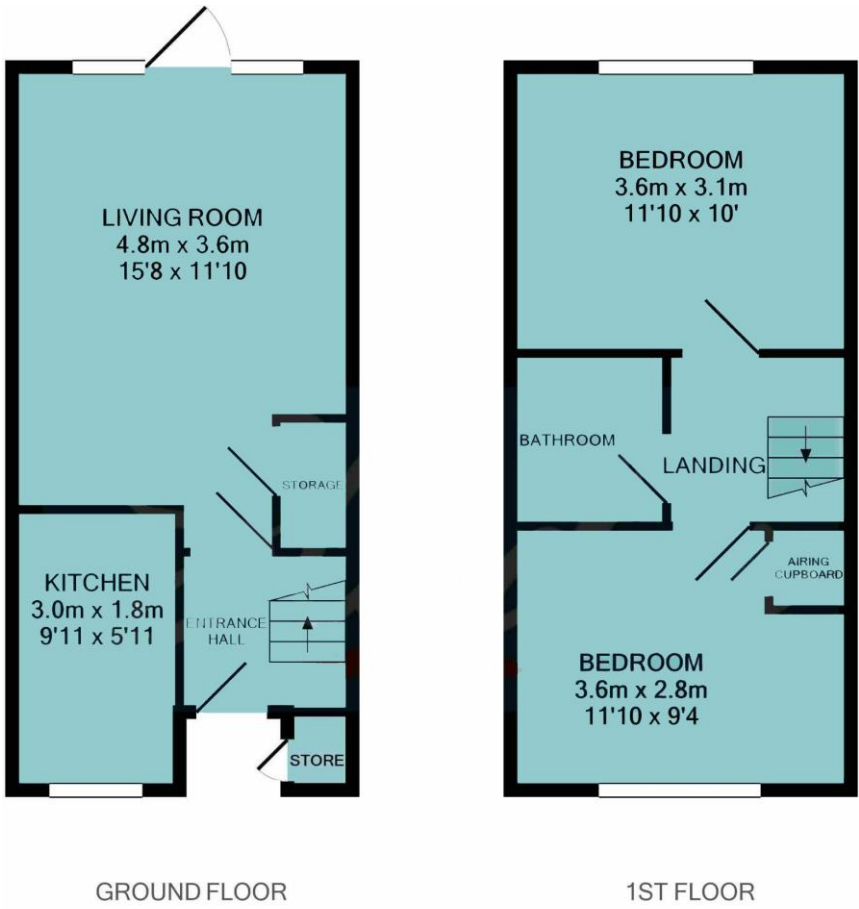
Accommodation: An entrance hall leads into a lounge which has a door to the rear garden. At the front there is a kitchen, this also has the boiler for the gas fired central heating. Upstairs there are two double bedrooms, the larger of the two at the rear has a pleasant outlook towards fields and there is a bathroom with window.

Outside: There is a small area of front garden adjoining the house, opposite this there are two off road parking spaces and a further area of garden. The rear garden comprises mainly lawn.

Council tax band: C, Tenure: Freehold

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

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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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