



**PETTENGELLS**  
ESTATE AGENTS

119 Station Road, New Milton, Hampshire, BH25 6JP

Offers Over £400,000

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- Three Bedrooms house in central location
- Chain free sale
- En Suite & Bathroom
- Living/Dining Room
- Kitchen/Breakfast Rm
- Nice Small Garden
- Two Parking Spaces
- Gas central heating- new boiler
- Conservatory
- Built By Pennyfarthings circa 2010





**IMPRESSIVE MODERN END OF TERRACE HOME, CLOSE TO TOWN, RECENTLY RE-DECORATED & RE-CARPETED AND NEW BOILER**  
 We are pleased to offer this impressive 'Pennyfarthing Homes', three bedroom town house with many appealing features including downstairs cloakroom and ensuite to compliment the bathroom. There is a well appointed and spacious kitchen/breakfast room and conservatory, as well as gardens and two allocated parking spaces to the rear.

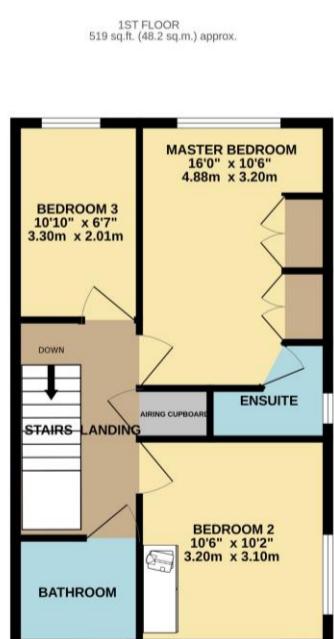
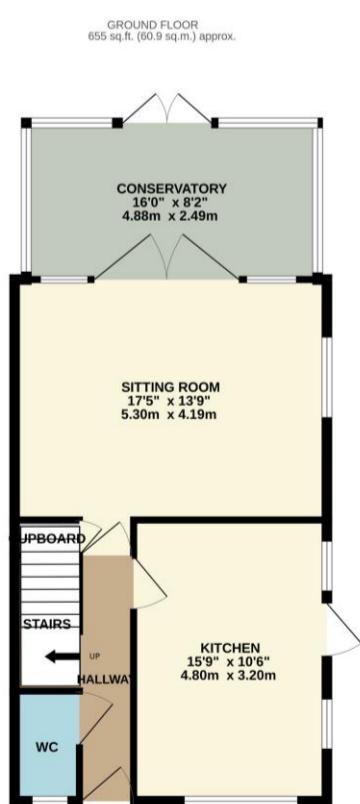
**Accommodation:** The entrance hall leads to the downstairs cloakroom. There is a living/dining room at the rear and that opens to the modern conservatory. To the front of the house is a kitchen/breakfast room. Upstairs the landing leads to the three bedrooms with even bedroom three being a reasonable size. Bedroom one has an ensuite shower room plus there is a main bathroom. Bedroom one and two have fitted wardrobes.

**Outside:** To the front of the house is an area of garden and to the rear is a further area of low maintenance garden. Behind the house are two allocated parking spaces. The property also owns the area to the side of the house.

EPC: C, Council Tax Band: D, Tenure: Freehold, last annual maintenance charge towards communal area £648

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms 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.

