



PETTENGELLS
ESTATE AGENTS

11 Ashtree Close, Ashley, New Milton, Hampshire, BH25 5QE
Asking Price £260,000

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- Freehold House in cul de sac
- Two bedrooms
- Living/dining room
- Kitchen/breakfast room
- Bathroom
- Chain free sale
- Garage
- South west garden
- Gas central heating
- Double glazing





NON-ESTATE, FREEHOLD TWO BEDROOM MID TERRACE HOUSE WITH GARAGE, OFFERED CHAIN FREE.
Accommodation: There is an entrance hall leading into a living/dining room. Then a kitchen/breakfast room overlooks and opens out to the rear garden. Upstairs the first floor landing leads to two bedrooms, a double and a single and a bathroom.

Outside: There is a garage in a block (furthest one in picture), there are areas of front and rear garden which do require some 'TLC', the rear garden does enjoy a south west aspect for afternoon sunshine.

EPC: D, 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. 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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