



PETTENGELLS
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13 Sheldrake Gardens, Hordle, Hampshire, SO41 0FJ
Asking Price £315,000

13 Sheldrake Gardens, Hordle, Hampshire,
SO41 0FJ

- Extended three-bedroom house
- Master bedroom with ensuite shower room
- Further family bathroom with separate shower
- 24' living/dining room
- Kitchen/breakfast room
- Garage in a block close by
- Further allocated parking
- Lovely rural outlook to the rear
- Close to Hordle primary school





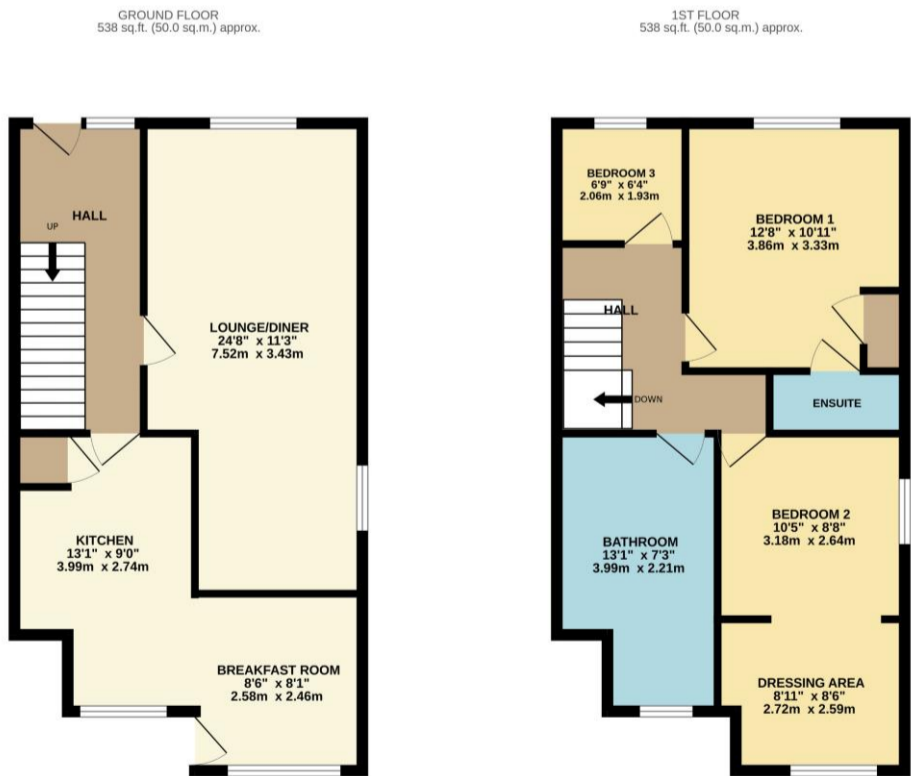
AN EXTENDED AND SPACIOUS THREE-BEDROOM HOUSE SITUATED ON THIS POPULAR DEVELOPMENT IN THE VILLAGE OF HORDLE

Accommodation: Front door opens into the hallway with door into the impressive 24' living/dining room, the spacious and extended kitchen with built-in appliances then flows into the breakfast room with door to the rear garden. On the first floor there are three good-sized bedrooms with bedroom one having an ensuite shower room. Bedroom two is divided into two large areas and overlooks the rear garden with a lovely rural view. There is also an extended spacious family bathroom which has a separate shower cubicle and bath.

Outside: The front garden is laid to lawn with pathway to the side giving access to the rear garden. The rear garden is low maintenance with artificial lawn. There is a garage in a block close by to the front with two further allocated parking spaces.

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

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TOTAL FLOOR AREA: 1106sq.ft. (102.8 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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