



PETTENGELLS
ESTATE AGENTS

17 Marryat Road, New Milton, Hampshire, BH25 5LW
Asking Price £325,000

17 Marryat Road, New Milton, Hampshire, BH25 5LW

- Three double bedroom end of terrace house
- 24' living/dining room
- Ground floor WC
- First floor shower room
- Gas fired central heating and double glazed
- Double width driveway with inspection pit
- Large garage 5.9m x 3.31m (19'x10'8)
- Good sized gardens front and rear
- Chain free sale
- Sunny rear aspect





A FANTASTIC OPPORTUNITY TO PURCHASE THIS THREE DOUBLE BEDROOM END TERRACE HOUSE WITH THE BENEFITS OF DOUBLE WIDTH DRIVEWAY AND LARGE GARAGE, OFFERED CHAIN FREE.

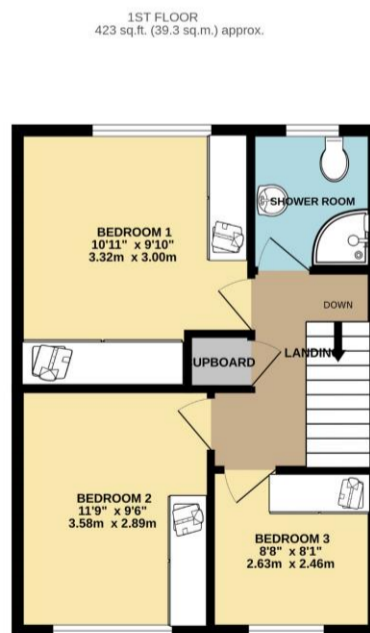
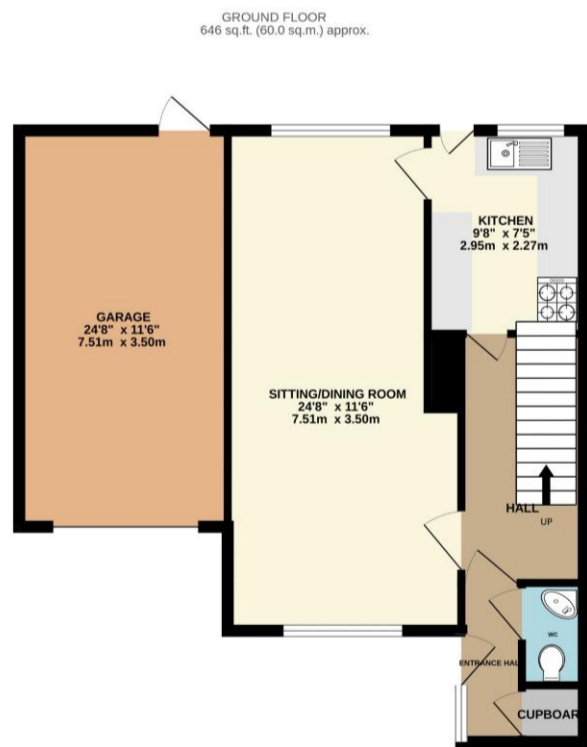
Accommodation: Front door opens into the inner porch with large storage cupboard and door to the ground floor WC. From the main hallway a door leads into the dual aspect 24' living/dining room with door into the well laid out kitchen with built in microwave, double oven, gas hob and extractor with full height fridge. A return door leads back through to the hallway with stairs to the first floor where there are three double bedrooms all with fitted wardrobes and a family shower room with double shower and window to the rear.

Outside: The garden is a particularly nice feature of the property with a large lawned area to the front, being an end terrace, it has a larger garden than most on the development with mature hedge borders and a gate to the side where there is a pleasant patio, greenhouse and brick built shed. The double width driveway offers off road parking for multiply vehicles with an inspection pit. The garage housing the gas fired central heating boiler measures 5.9m x 3.31m (19' x 10'8) with electric up and over door and rear door leading into the garden.

Council tax band: B, Tenure: Freehold

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TOTAL FLOOR AREA: 1069 sq.ft. (99.3 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. 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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