



PETTENGELLS
ESTATE AGENTS

28 Ashley Common Road, Ashley, New Milton, Hampshire, BH25 5AR
Asking Price £399,950

28 Ashley Common Road, Ashley, New Milton,
Hampshire, BH25 5AR

- Four bedroom semi-detached house
- Walking distance of shops
- Driveway to front
- Pleasant garden with lodge
- Ground floor bedroom four
- Bathroom and ensuite
- Living room with log burner
- Kitchen overlooking garden





APPEALING WELL PRESENTED SEMI-DETACHED HOUSE WITH FLEXIBLE ACCOMMODATION INCLUDING A POTENTIAL GROUND FLOOR BEDROOM WITH ENSUITE. VIEWING RECOMMENDED.

Accommodation: There is an entrance porch leading into an impressive double aspect living/dining room. There is a fireplace with a log burner. The original integral garage has previously been converted to provide either a further reception room downstairs or potentially a ground floor fourth bedroom and it does have the benefit of an ensuite shower room. There is a kitchen overlooking the rear garden and this leads into a utility room/larder which also houses the gas boiler. The first floor landing leads to three double bedrooms and the spacious bathroom with bath and separate shower.

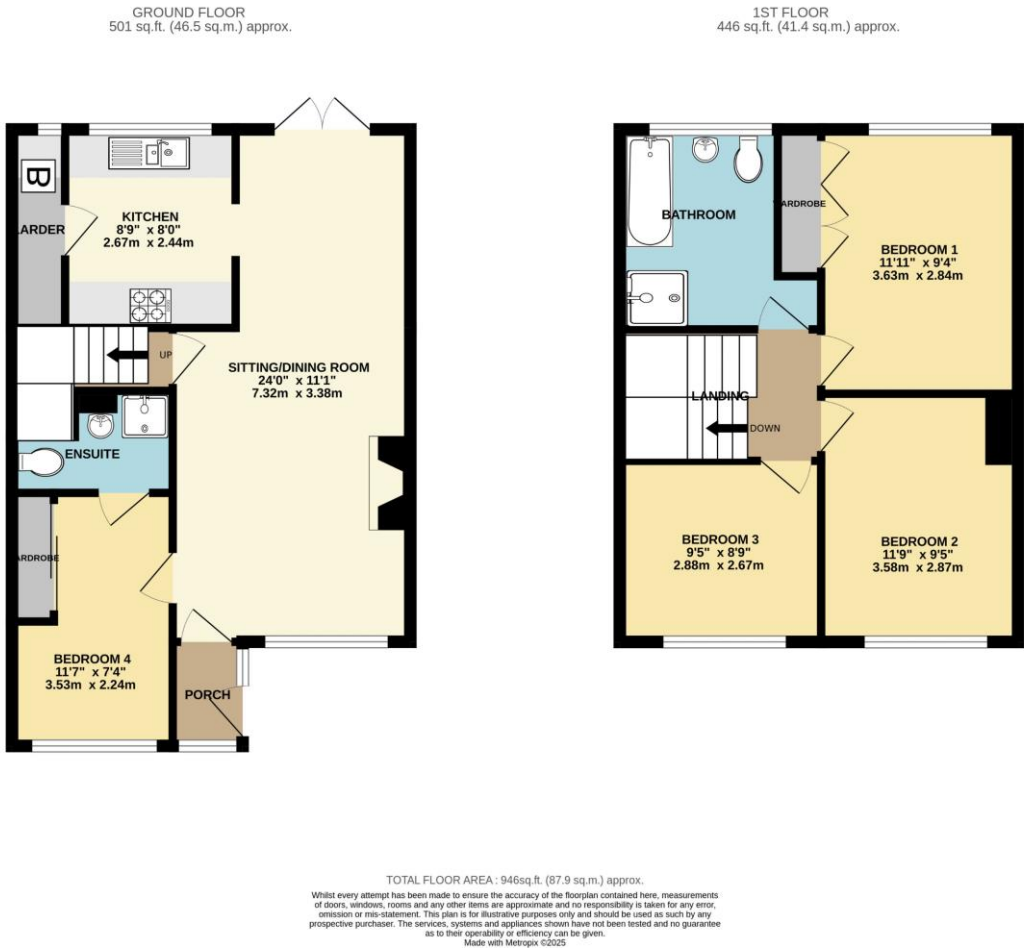
Outside: Usefully there is off-road parking on the driveway for two to three cars in front of the house. The rear garden has lawned and decked areas as well as a garden lodge (10' x 10' approx) with power and a fire pit. On the side of the house is a useful large lean-to/store.

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

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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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