



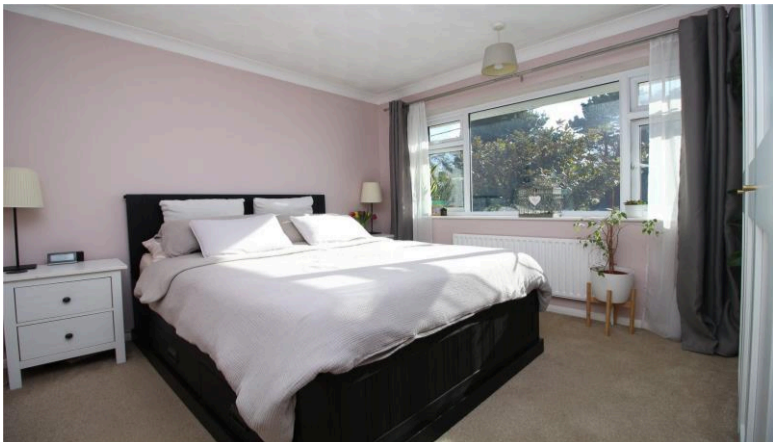
**PETTENGELLS**  
ESTATE AGENTS

184 Gore Road, New Milton, Hampshire, BH25 5NQ  
Asking Price £400,000

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- Fabulous three bedroom semi'
- Pleasant garden
- Lots of parking
- Large garage
- Living room with log burner
- Kitchen overlooking garden
- Large separate utility room
- Downstairs cloakroom/WC
- Modern bathroom
- Walking distance to town/station





WE ARE DELIGHTED TO OFFER THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE WITH FEATURES INCLUDING EXTENSIVE OFF-ROAD PARKING, A LARGE GARAGE, LIVING ROOM WITH A LOG BURNER AND AN IMPRESSIVE KITCHEN AND BATHROOM.

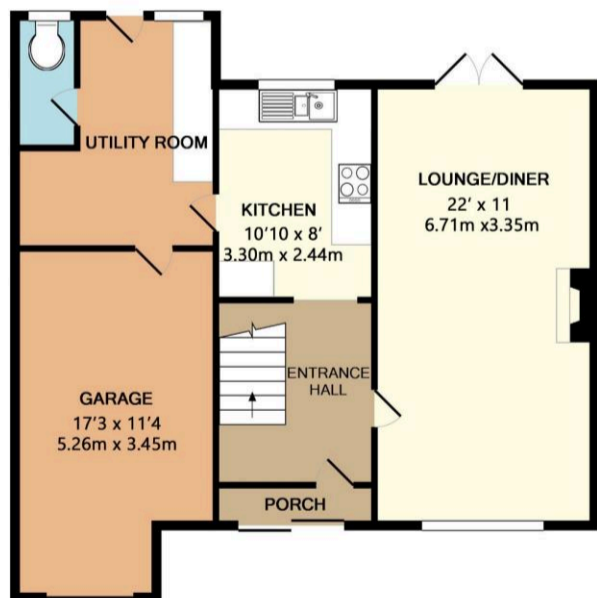
Accommodation: There is a porch and a welcoming entrance hall leading into a lovely bright living/dining room which opens out to the rear garden and also has a log burner. The well appointed kitchen has lovely tiled floor with underfloor heating and overlooks the rear garden and there is then an impressive large utility room (also with underfloor heating) which opens out to the rear, and has an integral door to the garage plus there is also a downstairs cloakroom. The first floor landing leads to the three bedrooms, two doubles and a single, and there is a superb bathroom.

Outside: To the front the drive gives great off-road parking as well as space to turn. There is a good size garage (5.25m x 3.45m) which has recently been re-roofed. The rear garden has lawned and patioed areas as well as shrub borders. There are owned solar panels with batteries for energy storage, significantly reducing the energy bill.

Council tax band: C, Tenure: Freehold

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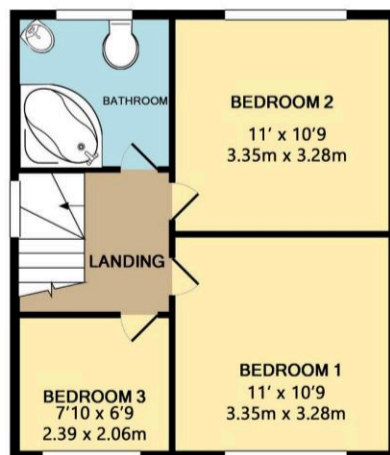
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



GROUND FLOOR  
APPROX. FLOOR  
AREA 689 SQ.FT.  
(64.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)



**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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