



PETTENGELLS
ESTATE AGENTS

41 Marryat Road, New Milton, Hampshire, BH25 5LW
Asking Price £350,000

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

- Three bedroom house
- Well presented
- Wide driveway to front
- Garden to the rear
- Living room
- Impressive kitchen/dining room
- Downstairs cloakroom/second WC
- Bathroom
- Walking distance to town centre/station





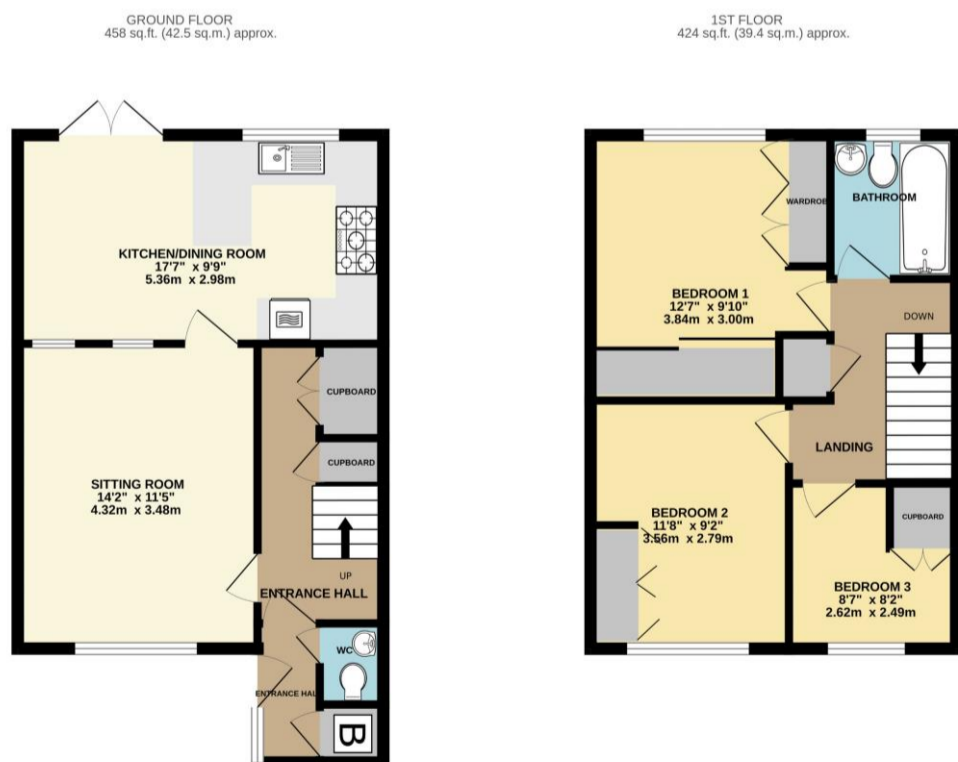
Accommodation: The entrance hall leads into a lovely living room, which then opens to an impressive kitchen/dining room, which overlooks the rear garden. Usefully, there's a downstairs cloakroom upstairs. The landing leads to three bedrooms, two doubles and a single, plus a bathroom.

Outside: The rear garden enjoys a lovely bright aspect (south east) and has been mainly paved for ease of maintenance, plus 9' x 8' brick shed. To the front is an excellent double width driveway, giving good off-road parking.

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

PETTENGELLS
ESTATE AGENTS

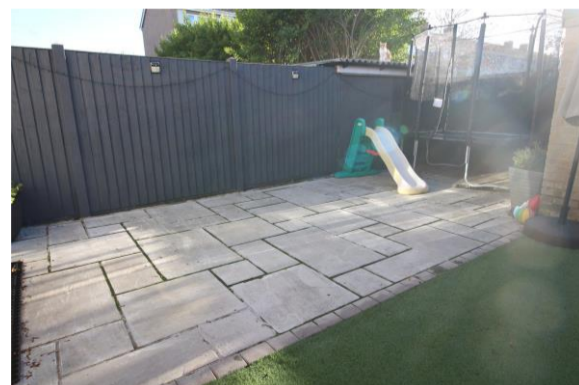
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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.

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.



PETTENGELLS
ESTATE AGENTS

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