



PETTENGELLS
ESTATE AGENTS

2 Pond Close, New Milton, Hampshire, BH25 5JH
Asking Price £575,000

2 Pond Close, New Milton, Hampshire, BH25 5JH

- Convenient central location close to New Milton Town
- Three bedroom detached bungalow
- Master bedroom with ensuite bathroom
- Kitchen/Breakfast room and separate utility room
- Separate dining room
- Dual aspect large lounge
- Small enclosed rear garden
- Double glazed and gas fired central heating
- Double garage
- Chain free





CHAIN FREE, SPACIOUS THREE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW WITH DOUBLE GARAGE AND SITUATED CLOSE TO NEW MILTON TOWN CENTRE.

Accommodation: Front door opens into the spacious hallway with door leading to the dual aspect lounge with French doors to the front garden. Double doors lead into the separate dining room with further door to the rear garden. The good sized kitchen breakfast room has space for a table with return doors to the main hallway, and further door to the front. The hallway the leads to three bedrooms with the master bedroom having a range of built in wardrobes and an ensuite bathroom. Bedroom two is also a double bedroom with the third bedroom having fully fitted wardrobes and currently being used as a dressing room (measurements have been taken to the rear of the wardrobes and could be removed if someone wanted to turn it back to a bedroom) There is a further main family bathroom to compliment.

Outside: The shared driveway accesses just two properties and in turn leads to the driveway of number 2, with off road parking for several vehicles which leads to the detached double garage measuring (5.52m x 5.3m) with power light and electric door. The front garden is laid to lawn with mature shrub and flower borders. The rear garden only has a small area of grass with mature hedging with the majority of the garden to the front.

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

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TOTAL FLOOR AREA: 1219 sq.ft. (113.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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