



PETTENGELLS
ESTATE AGENTS

109 Station Road, New Milton, Hampshire, BH25 6JP
Asking Price £450,000

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- Pennyfarthing built house
- Close to New Milton town and amenities
- Four first floor bedrooms
- En suite shower room and main family bathroom
- Ground floor WC
- Living/dining room
- Impressive kitchen/breakfast room
- Further ground floor study/snug
- Double glazed and gas fired central heating
- Two parking spaces at the rear





AN IMMACULATE FOUR BEDROOM, THREE RECEPTION ROOM 'PENNYFARTHING' BUILT HOUSE SITUATED CONVENIENTLY CLOSE TO NEW MILTON HIGH STREET AND AMENITIES.

Accommodation: UPVC front door opens to the spacious hallway with doors opening into the well appointed kitchen/breakfast room. Double doors then lead into the impressive double aspect lounge/dining room with feature fire and surround. There is a separate dining room/snug also on the ground floor with a ground floor cloakroom off the main hallway. On the first floor there are four bedrooms with the master bedroom having an ensuite shower room and a further family bathroom to compliment.

Outside: The front garden laid to shingle with a gate to the side where there is a shed and a BBQ area. This then leads into the attractive rear garden with mature flower and shrub borders. To the rear there are two allocating parking spaces.

EPC: C, Council tax band: D, Tenure: Freehold, The most recent annual maintenance charge is £647.

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