



PETTENGELLS
ESTATE AGENTS

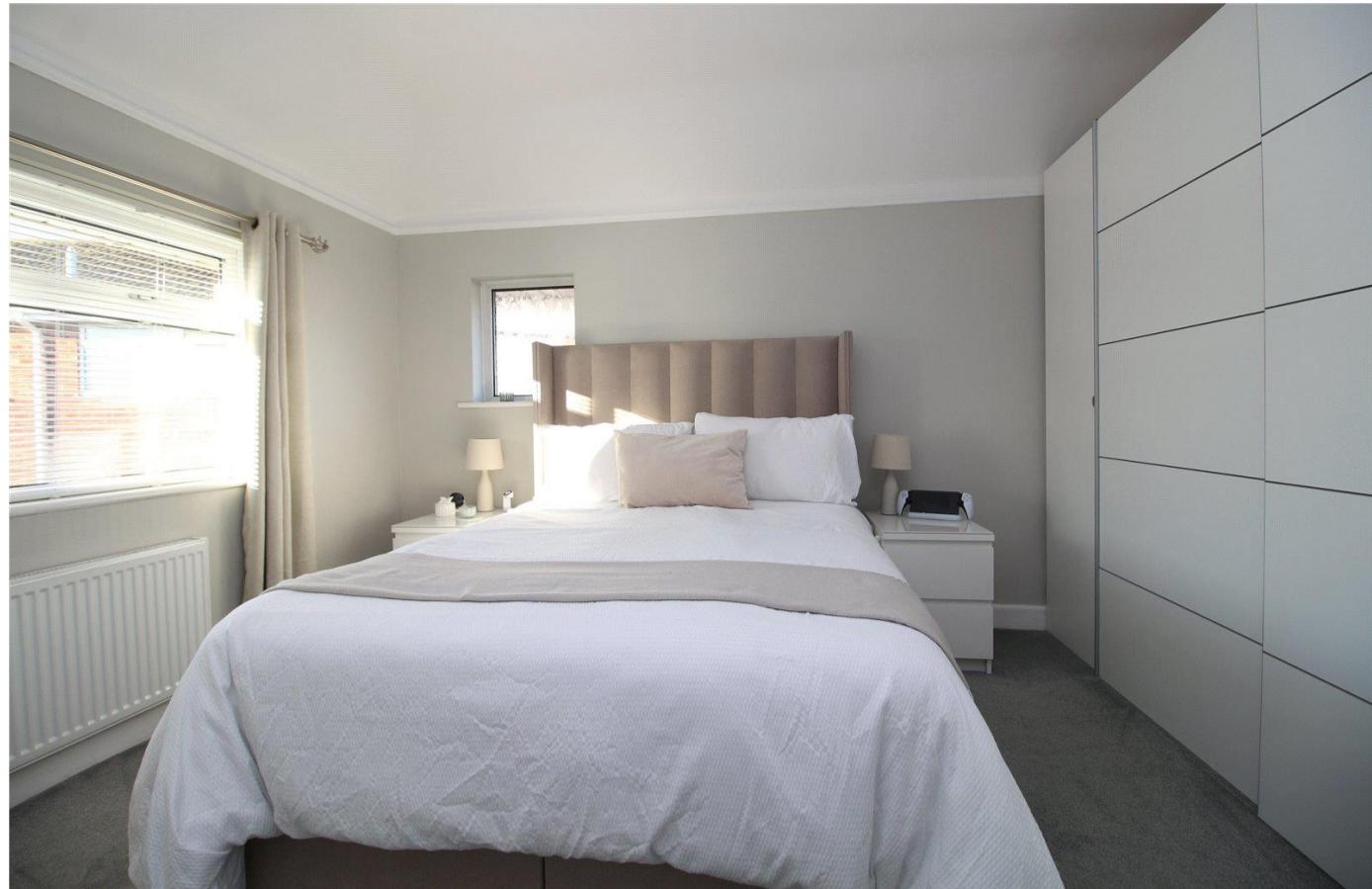
37 Vincent Road, New Milton, Hampshire, BH25 6SN

Asking Price £410,000

37 Vincent Road, New Milton, Hampshire, BH25 6SN

- Lovely home near town
- Lots of parking to front
- South west rear garden
- Splendid 36' Living space
- Three reception rooms
- Three bedrooms
- Shower room
- Well appointed kitchen
- Utility room
- Downstairs cloakroom





SUPERB CHARACTER THREE BEDROOM SEMI DETACHED HOUSE, SITUATED IN A CONVENIENT LOCATION CLOSE TO NEW MILTON TOWN CENTRE/STATION AND AMENITIES. FEATURES INCLUDE LOTS OF OFF-ROAD PARKING TO THE FRONT, A SOUTH WEST FACING REAR GARDEN, SPLENDID 36' LIVING SPACE DIVIDED INTO VARIOUS AREAS, AND A WELL APPOINTED KITCHEN AND SHOWER ROOM.

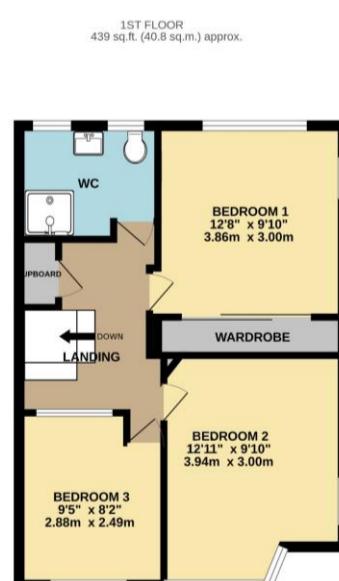
Accommodation: The entrance hall leads into a superb living space which is divided into three areas. Firstly the lounge at the front, there is then a family room and then the open plan design continues into the well appointed kitchen/dining room which overlooks the rear garden. There is then a separate utility area and a downstairs cloakroom. Upstairs the landing leads to three bedrooms, two doubles, a single and an impressive shower room.

Outside: There is a rear garden with artificial lawn for ease of maintenance, shrub borders, summer house and a good sized patio. At the front the drive gives lots of off road parking and leads to the garage 4.7m x 3.2m narrowing to 2.4m.

Council tax band: D, Tenure: Freehold

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

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TOTAL FLOOR AREA: 1254sq.ft. (116.5 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.
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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