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7 River Gardens, Milford On Sea, Hampshire, SO41 0QA
Asking Price £365,000

7 River Gardens, Milford On Sea, Hampshire, SO41 0QA

- Lovely home near the beach
- Gardens
- Garage in a block
- Modern bathroom
- Modern Kitchen/Diner
- Living Room
- Two bedrooms
- Close to village centre
- Chain free sale
- Freehold house

WE ARE PLEASED TO OFFER AS A CHAIN-FREE SALE THIS WELL PRESENTED TWO-BEDROOM END-OF-TERRACE HOUSE SITUATED JUST A SHORT WALK FROM BOTH MILFORD VILLAGE AND ALSO THE BEACH.

Accommodation: There is a porch and then a lovely bright living room. This leads to a well-appointed modern kitchen/dining room which overlooks the rear garden. There is then a first floor landing which leads to the two bedrooms with bedroom one being particularly generous and there is a bathroom.

Outside: There is an area of garden to the front and a shared driveway to the side and there's also a garage in a block nearby. To the rear is an area of garden (over which the neighbour does have a right of way although she doesn't use this).

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

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

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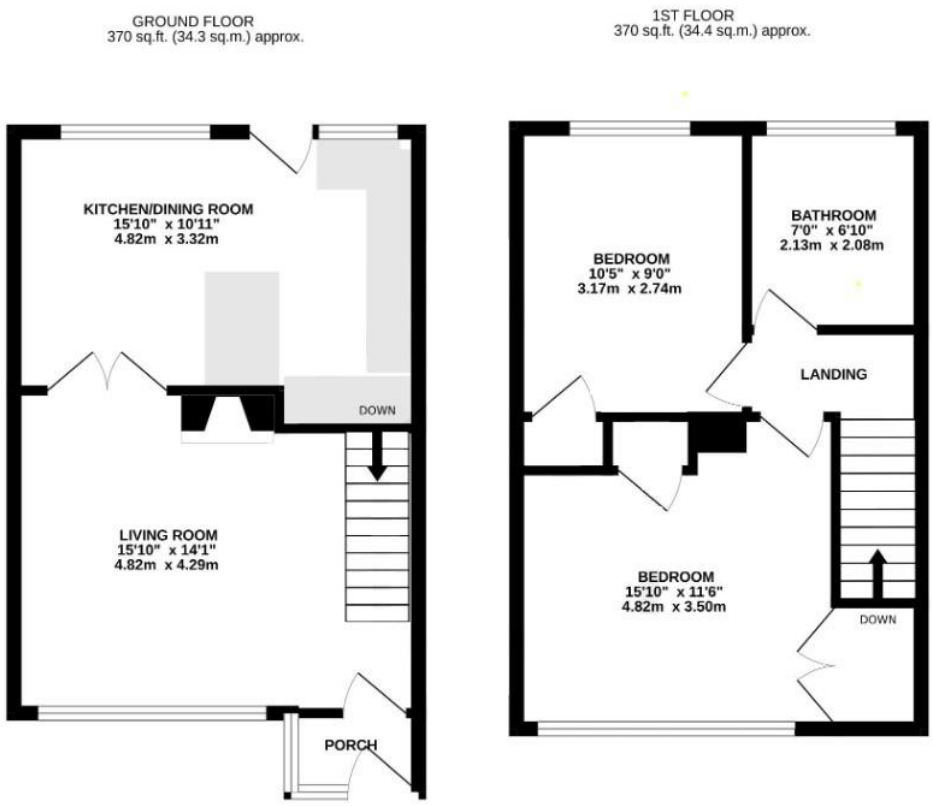

TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

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.
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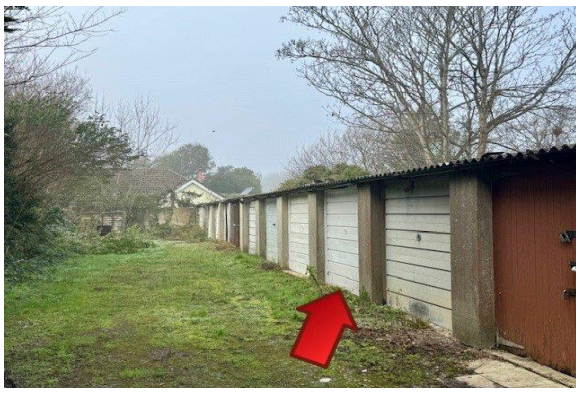

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are 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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