



**PETTENGELLS**  
ESTATE AGENTS

27 Bowland Rise, New Milton, Hampshire, BH25 6TZ

Asking Price £395,000

27 Bowland Rise, New Milton, Hampshire, BH25 6TZ

- Appealing three bedroom house
- Living/dining room
- Kitchen
- Downstairs cloakroom
- Bathroom
- Driveway to front
- Garage in block
- Garden
- Chain free sale
- Cul de sac location





#### APPEALING THREE BEDROOM SEMI DETACHED HOME OFFERED AS A 'CHAIN FREE' SALE.

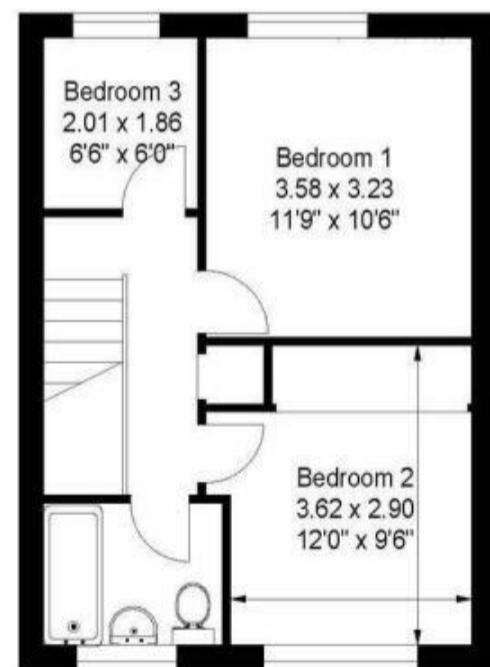
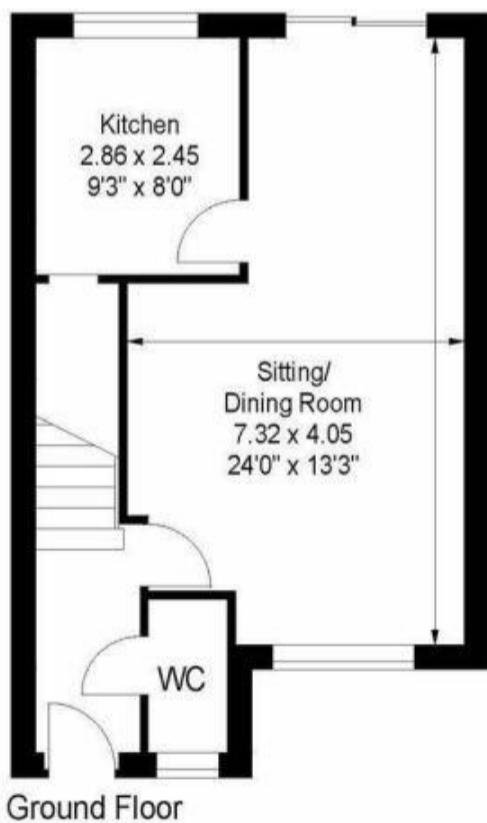
Accommodation: There is an entrance hall and downstairs cloakroom. Then an impressive double aspect living/dining room also overlooking the rear garden. The kitchen enjoys a similar pleasant view to the rear. Upstairs the landing leads to the three bedrooms, two doubles and a small single and there is a family bathroom.

Outside: To the front of the house the drive gives off road parking. There is a garage in a block closeby. The rear garden is laid out for 'ease of maintenance' currently and has a tree lined backdrop.

Council tax band: D, Tenure: Freehold

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Approximate  
Gross Internal Floor Area  
Total: 78sq.m. or 840sq.ft.  
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NOT TO SCALE



**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.