



**PETTENGELLS**  
ESTATE AGENTS

140 Manor Road, New Milton, Hampshire, BH25 5ED

**Asking Price £425,000**

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- Large character semi-detached house
- Walking distance to town/station
- Drive to front, garden to rear
- Living room
- Dining room
- Family room
- Kitchen overlooking garden
- Four bedrooms
- Bathroom
- Ensuite shower room





#### CHARACTER FOUR BEDROOM TWO BATHROOM TWO RECEPTION ROOM, SEMI-DETACHED HOUSE, VIEWING RECOMMENDED.

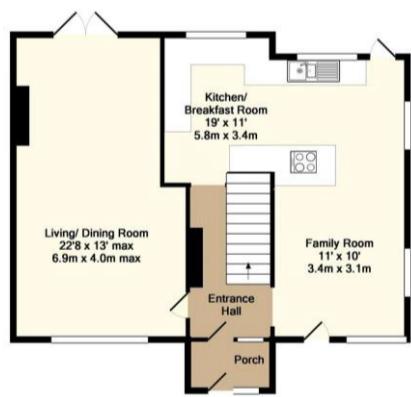
**Accommodation:** There is a porch and then entrance hall. A living room leading to a dining room, the latter opening out to the rear garden. There is then a good-sized kitchen again overlooking the rear garden and that leads into a family room, so there is lots of living space. Upstairs the landing leads to four bedrooms, three doubles and a single bedroom/study. There are two impressive bathrooms upstairs, a family bathroom and a ensuite shower room.

**Outside:** To the front there is an extensive paved area giving good off-road parking. The rear garden is laid mainly to lawn and there is a shed and paved patio.

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

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | [newmilton@pettengells.co.uk](mailto:newmilton@pettengells.co.uk) | [www.pettengells.co.uk](http://www.pettengells.co.uk)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. 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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