



PETTENGELLS
ESTATE AGENTS

3 Conway Close, New Milton, Hampshire, BH25 6AL

Asking Price £315,000

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- Semi detached house offered chain free
- Walking distance to town/station
- Gardens
- Driveway for off road parking
- Kitchen overlooking garden
- Downstairs cloakroom/WC
- Three bedrooms
- Gas central heating
- Bathroom with separate shower
- Large living/dining room





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS THREE BEDROOM SEMI-DETACHED HOUSE, CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF NEW MILTON TOWN/STATION.

Accommodation: There is a porch and then entrance hall and usefully, a downstairs cloakroom. There is then a box room that could be used as a study. The impressive double aspect living/dining room overlooks the front of the rear gardens and leads into the kitchen, which opens out to the rear garden. Upstairs the landing leads to three bedrooms, two doubles and a single, and then a family bathroom which also has a separate shower.

Outside: To the front of the house, the drive gives off road parking, and this adjoins the mainly lawned front garden. The rear garden is laid out for 'ease of maintenance', i.e. decked and paved. There is a garage in a block close by. This is held on a leasehold title with approximately £4 annual ground rent (never collected) and we understand there are approximately 65 years left on the lease until 2091, tbc. (As agents we have not attached any added 'value' to the garage.)

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

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TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows and rooms are approximate and no representations are made as to their accuracy. No reliance should be placed on any dimensions or measurements. 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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