



**PETTENGELLS**  
ESTATE AGENTS

3 Blair Close, New Milton, Hampshire, BH25 5UP  
Asking Price £475,000

### 3 Blair Close, New Milton, Hampshire, BH25 5UP

- Prime family home
- Cul de sac location
- Spacious & well presented
- Four bedrooms with fitted wardrobes
- Superb large living room
- Kitchen/breakfast room
- Chain free sale
- Driveway & garage
- Gardens
- Bathroom & cloakroom





SPLENDID FOUR BEDROOM DETACHED HOUSE OFFERED AS A 'CHAIN FREE' SALE, AND EXTENDED TO THE REAR GIVING A LARGER KITCHEN PLUS A FURTHER RECEPTION ROOM/GROUND FLOOR FIFTH BEDROOM

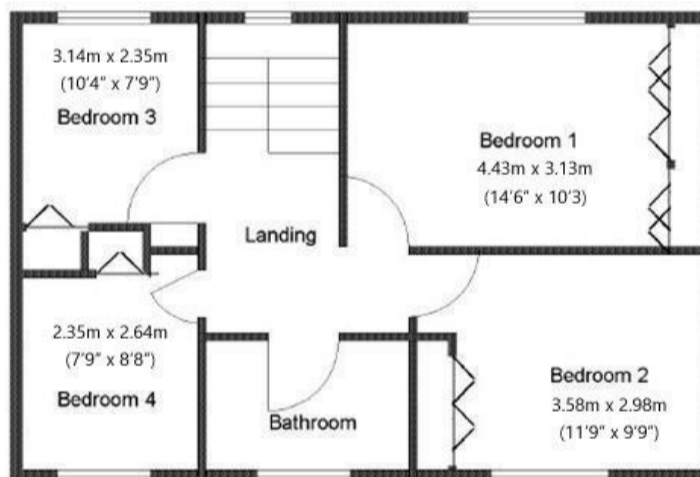
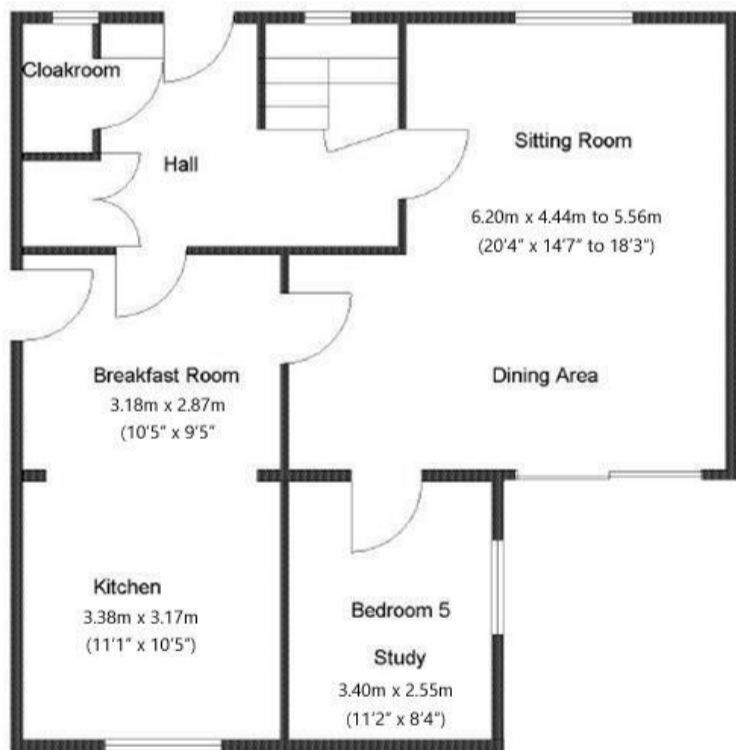
Accommodation: The entrance hall leads into a superb large living/dining room which opens out to the back garden and off here there is a room which could be perhaps a ground floor bedroom or more likely a second reception room i.e study. There is an impressive kitchen/breakfast room also overlooking the rear garden, and a downstairs cloakroom. Upstairs, the first floor landing leads to four bedrooms, all of which have fitted wardrobes and there is an impressive bathroom which also has a separate shower.

Outside: The house has pleasant areas of front, side and rear garden. The back garden adjoins the single garage in front of which is a driveway for off road parking.

Council tax band: D, Tenure: Freehold

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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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