



**PETTENGELLS**  
ESTATE AGENTS

5 Queens Grove, Ashley, New Milton, Hampshire, BH25 5DA  
Guide Price £400,000

5 Queens Grove, Ashley, New Milton,  
Hampshire, BH25 5DA

- Impressive detached bungalow
- Chain free sale, subject to probate
- Close to shops etc
- Three double bedrooms
- Living/dining room
- Conservatory
- Shower room
- Carport and
- Large garage
- Pleasant garden





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS IMPRESSIVE THREE DOUBLE BEDROOM DETACHED BUNGALOW WITH FEATURES INCLUDING A CONSERVATORY AND A LARGER THAN AVERAGE GARAGE.

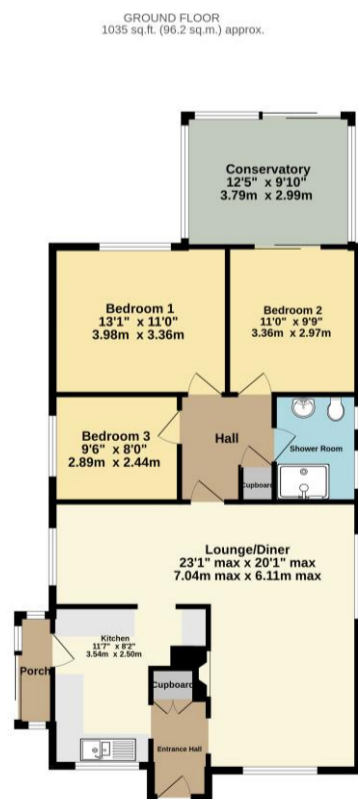
Accommodation: There is an entrance hall leading into a spacious L-shaped living/dining room, i.e. separate lounge and dining areas, and there is a kitchen which also leads to the side porch. The inner hall accesses the three bedrooms. One of these opens to the conservatory (with radiators) which overlooks the rear garden. There is then a shower room.

Outside: There is a pleasant area of garden and adjoining this, the driveway gives off-road parking, leading along the side of the bungalow initially to a car port and then to the garage. This measures 5.4m x 3m and also has an up and over door to the rear, giving potentially space for another car or perhaps a small boat to be kept on the paved area behind. Power supplied. This adjoins the good size rear garden which comprises mainly lawned and paved areas.

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

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TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, 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.  
Made with Metropac (2008)



**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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