



PETTENGELLS
ESTATE AGENTS

3 Woodvale Gardens, New Milton, Hampshire, BH25 5EE
Asking Price £289,000

3 Woodvale Gardens, New Milton, Hampshire,
BH25 5EE

- Nice house, pleasant location
- Walking distance to town/station
- Driveway and garage
- Gardens
- Living room
- Kitchen/dining room
- Garden/utility room
- Three bedrooms
- Bathroom
- Gas central heating





WE ARE PLEASED TO OFFER THIS THREE-BEDROOM END-OF-TERRACE HOUSE WITH DRIVE, GARAGE AND GARDENS, AND VIEWING RECOMMENDED.

Accommodation: The entrance hall leads into the living room. There is then a kitchen/dining room and this leads into a useful garden room which does have a radiator and is currently used as a gym/utility room (no photo currently). The first floor landing leads to the three bedrooms, with bedrooms one and two being doubles and bed three a small single. There is then a family bathroom.

Outside: There is a small area front garden and from the front house is a pleasant outlook over a green area. Adjoining this, as shown in picture 10 is a driveway and single garage. The rear garden is a nice feature with being laid out for ease of maintenance, i.e. currently without a lawn and there is a nice tree-lined backdrop behind. Patio, decking and shed.

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

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Total Area: 79.3 m² ... 853 ft²

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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