



**PETTENGELLS**  
ESTATE AGENTS

5 Camellia Gardens, New Milton, Hampshire, BH25 6BL  
Asking Price £329,950

## 5 Camellia Gardens, New Milton, Hampshire, BH25 6BL

- Convenient location close to New Milton Town centre
- End terrace house with extended gardens
- Three Bedrooms
- Two Reception rooms
- Ground floor WC
- First floor shower room
- Garage with power and door into rear garden
- Gas fired central heating
- Double glazed
- Chain free sale subject to probate





A FANTASTIC THREE BEDROOM END OF TERRACE HOUSE WITH GARAGE, SITUATED IN A CONVENIENT LOCATION CLOSE TO NEW MILTON TOWN CENTRE.

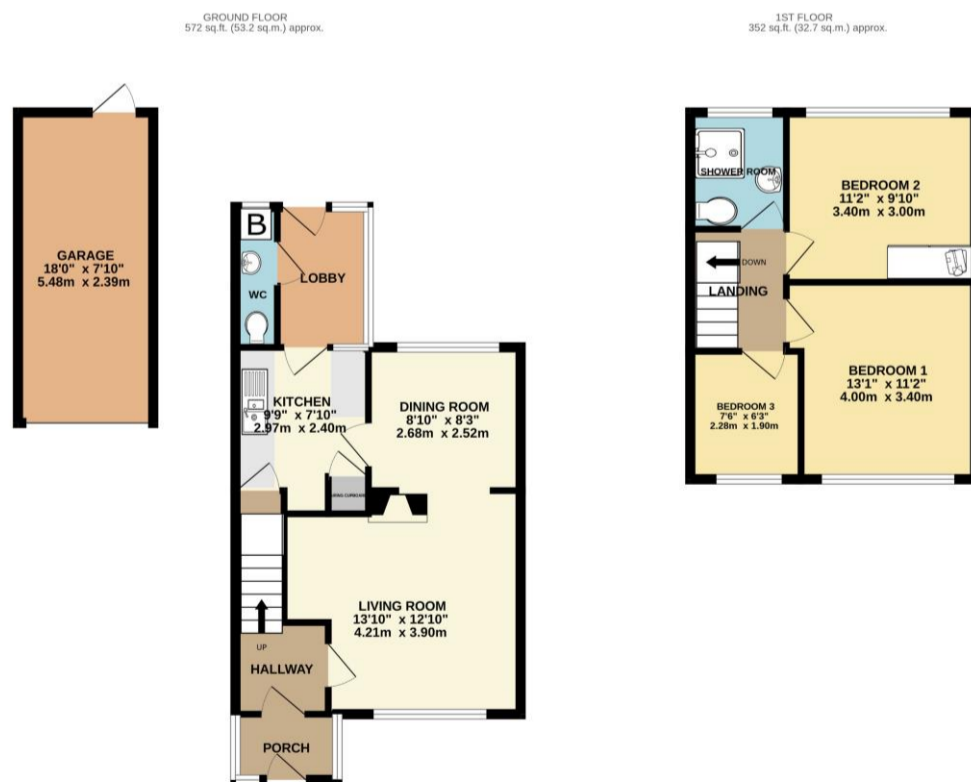
Accommodation: Front door opens into the handy porch which in turn opens into your entrance hall. Door into the living room with gas fire which is archwayed into the dining area. The well laid out kitchen is at the rear with door into the rear lobby area where there is a ground floor WC and where the gas boiler is located. On the first floor there are three bedrooms with a shower room to compliment.

Outside: The front garden is laid to lawn with mature shrub borders and extends to the side. The pretty rear garden is laid to lawn with a pleasant patio and seating area and has a gate giving rear access. From the garden a door leads to the rear of the garage with power measuring (5.45m x 2.39m).

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

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



**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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