



PETTENGELLS
ESTATE AGENTS

10 Fernglade, New Milton, Hampshire, BH25 5NZ
Asking Price £350,000

10 Fernglade, New Milton, Hampshire, BH25 5NZ

- Detached house offered chain free
- Needs refurb' finishing by buyer
- Driveway and garage
- South west garden
- Two double bedrooms
- Living/dining room
- Large kitchen/breakfast room
- Conservatory
- Modern bathroom
- Modern gas boiler





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS TWO-BEDROOM DETACHED HOUSE, WHICH THE CURRENT SELLER BOUGHT FROM US A FEW YEARS AGO WITH THE INTENTION OF RECONFIGURING AND REFURBISHING, HOWEVER, A GROWING FAMILY HAS NECESSITATED THE NEED FOR A LARGER HOUSE AND HE IS 'PASSING ON THE BATON' FOR A PURCHASER TO TAKE OVER THE REFURBISHMENT PROGRAM WHICH IS 'WORK IN PROGRESS'.

Accommodation: The entrance hall leads into a living/dining room. There is a spacious kitchen/breakfast room and then a conservatory, which does have a radiator and a utility corner. The first floor landing leads to two spacious double bedrooms and there is a modern bathroom. The loft also houses a modern gas combi boiler. Please note that some pictures are library shots.

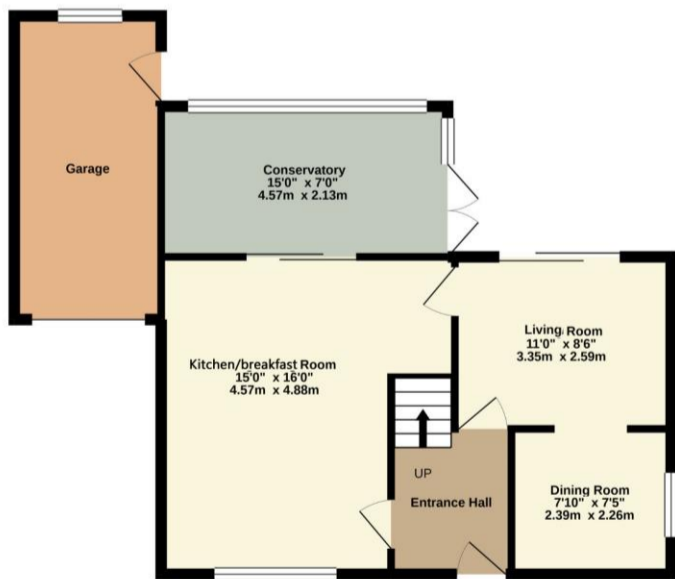
Outside: There is some garden to the front and a drive giving off-road parking and leading to the single garage, with power. The rear garden has a superb south westerly aspect and there is also mainly lawn and decked areas plus some shrubs.

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

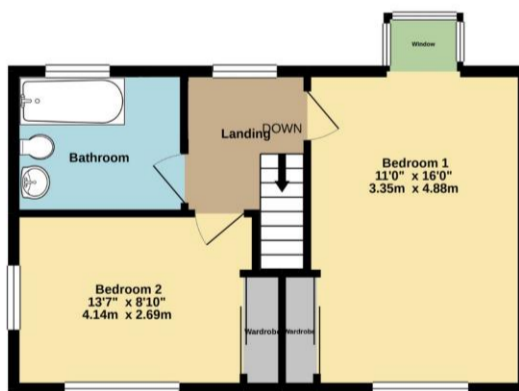
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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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