



PETTENGELLS
ESTATE AGENTS

6 Fawn Gardens, New Milton, Hampshire, BH25 5GJ
Asking Price £465,000

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- Superbly presented semi detached house
- Three well proportioned bedrooms
- Lovely living room
- Well presented kitchen/dining room
- Downstairs cloakroom
- Superb bathroom
- Driveway, garage store, utility area
- Wonderful Garden
- Viewing recommended
- Fully refurbished





A TRULY IMMACULATE THREE BEDROOM SEMI-DETACHED HOUSE. THE CURRENT OWNERS HAVE CARRIED OUT AN EXTENSIVE AND TASTEFUL HIGH END REFURBISHMENT PROGRAM AND VIEWING IS RECOMMENDED TO APPRECIATE THIS SUPERBLY PRESENTED HOME.

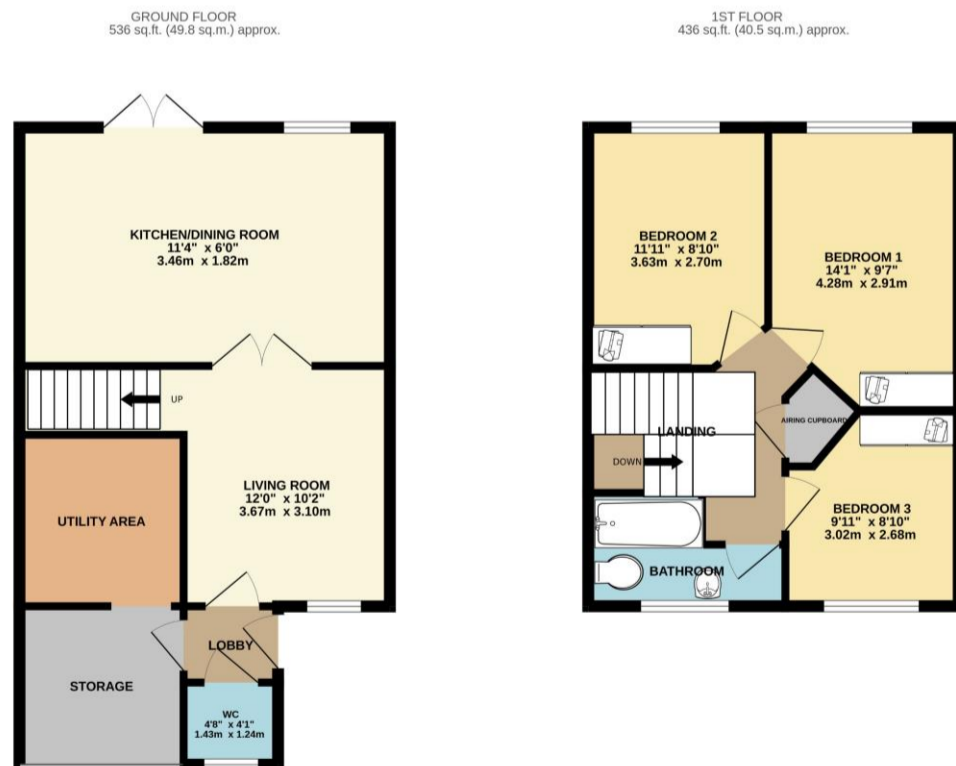
Accommodation: There is an entrance hall giving integral access to the garage store and utility area, and there is usefully a downstairs cloakroom. There is a lovely lounge with doors leading to the superb kitchen/dining room which is well appointed and overlooks the rear garden. The first floor landing leads to the three well proportioned bedrooms which all have quality fitted wardrobes. There is an splendid bathroom with shower over the bathroom.

Outside: To the front there is a driveway giving good off road parking and leading to the original integral garage, this is currently divided to create a store area in the front half and a utility area to the rear, plumbing for washing machine etc and also a radiator. The rear garden enjoys an approx westerly aspect, perfect for afternoon sunshine and comprises attractive lawned and paved areas as well as a greenhouse, shrubs and shed.

EPC: C, 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



TOTAL FLOOR AREA - 995sq.ft. (92.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
 Made with Metropia (02026)

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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