



**PETTENGELLS**  
ESTATE AGENTS

2 Molyneux Road, Ashley, New Milton, Hampshire, BH25 5AU  
Asking Price £375,000

2 Molyneux Road, Ashley, New Milton,  
Hampshire, BH25 5AU

- Huge scope to extend subject to planning
- Three double bedroom detached bungalow
- Re-roofed in 2024
- Double glazed
- Gas fired central heating
- Conservatory
- Utility room
- Detached garage and long driveway
- Fantastic large rear garden
- Close to amenities





AN APPEALING THREE BEDROOM DETACHED BUNGALOW WITH GREAT POTENTIAL AND A LARGE GARDEN, SITUATED CLOSE TO LOCAL AMENITIES.

Accommodation: The front door opens into hallway with bedrooms one and two overlooking the front and bedroom three to the side. The bathroom in the process of being replaced and updated with new bath, sink and WC and has a window to the side. The lounge is at the rear with double doors leading into the conservatory which overlooks the garden. The kitchen has a built-in oven and hob, with space for a washing machine and fridge freezer, has a window to the side and door leading to the utility room where the gas boiler is located and further door to rear garden.

Outside: The front offers off-road parking for multiply vehicles with the driveway extending to the side with double gates in turn leading to the detached garage. The rear garden is a fantastic feature of the property and has a large lawned area with shrub borders. Opposite there is a pleasure park with play area.

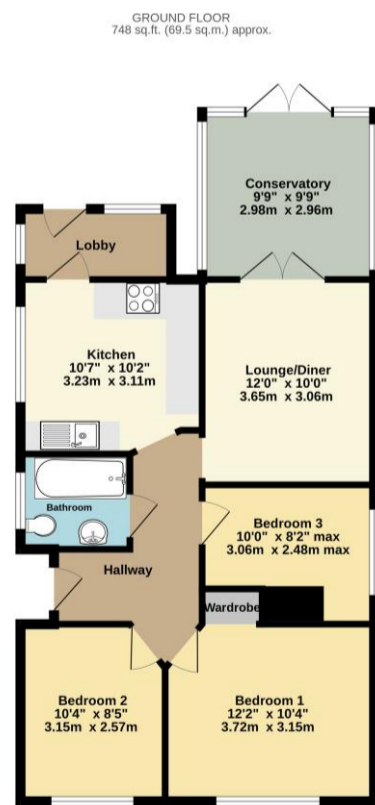
Please note the roof was retiled and re battened with membrane in 2024 with new windows in 2019.

The current owners have previously had plans drawn up to extend the bungalow to the rear, as have others in the road, although these plans have not been submitted to NFDC, further details available from agent.

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

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TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.  
While 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.  
Made with Letroplan (2024)

**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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