



**PETTENGELLS**  
ESTATE AGENTS

33 Brecon Close, New Milton, Hampshire, BH25 6UB  
Asking Price £375,000

## 33 Brecon Close, New Milton, Hampshire, BH25 6UB

- Lewis built two double bedroom semi detached bungalow
- Impressive kitchen/dining room
- Bathroom plus second separate WC
- Large entrance porch
- Both bedrooms with fitted wardrobes
- Huge boarded loft with light and pull-down ladder
- Garage with driveway for multiple vehicles
- Lovley private rear garden with side door to the garage
- Double glazed and gas fired central heating
- Lovely location close to amenities





A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW, SITUATED AT THE END OF A QUITE CLOSE, WITH DRIVEWAY AND GARAGE

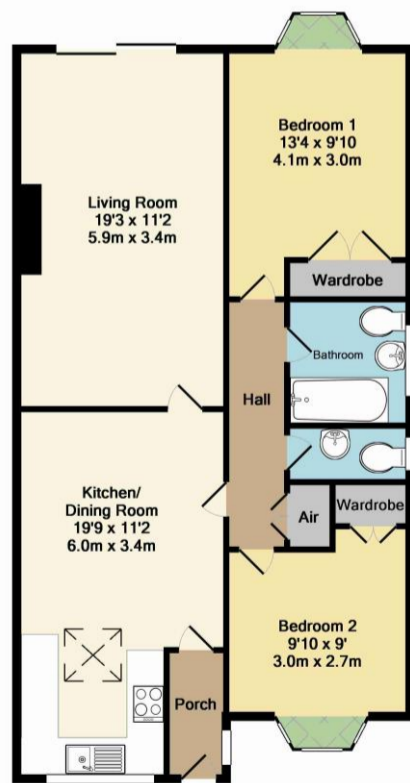
**Accommodation:** The front door opens into the large entrance porch with hanging for coats and door into the impressive kitchen/dining room with feature vaulted ceiling. The kitchen has a built-in double oven, gas hob and extractor with also a slim-line dishwasher. The dining area has room for table and further kitchen display cabinets. The 19' living room has a feature fire surround with electric fire and patio doors opening to the rear garden. The inner hallway has an airing cupboard and further cupboard, with loft hatch and pull down ladder which leads to two double bedrooms, both with bay windows and fitted wardrobes. The shower room has walk in double shower, WC and sink with a window to the side. There is a separate second WC adjoining.

**Outside:** The driveway offers parking for several vehicles and in turn leads to the garage measuring 5.5m x 2.72m, with electric up and over door and door leading into the rear garden. The rear garden has a lovely patio, lawned area with mature shrub and flower borders and a storage shed to the rear of the garage.

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

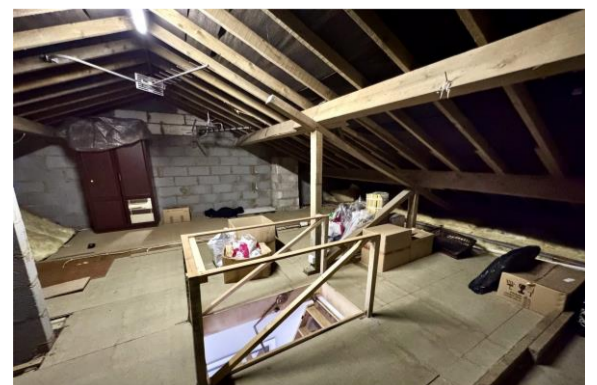
**PETTENGELLS**  
ESTATE AGENTS

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



TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2015

**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.



**PETTENGELLS**  
ESTATE AGENTS

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