



PETTENGELLS
ESTATE AGENTS

4a Elvin Close, Hordle, Hampshire, SO41 0GY
Asking Price £400,000

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- Three bedroom end of terrace house
- Impressive living room
- Superb kitchen/dining room
- Downstairs cloakroom
- Utility room
- Bathroom
- Integral garage
- Driveway & pleasant gardens
- Village location
- Shop parade with convenient store closeby





WE ARE DELIGHTED TO OFFER THIS THREE BEDROOM END OF TERRACE HOME SITUATED IN A LOVELY VILLAGE LOCATION.

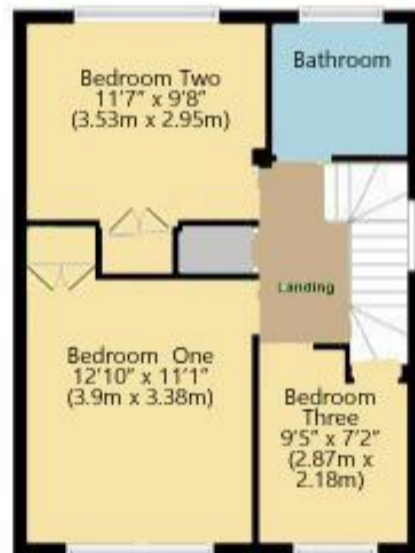
Accommodation: There is an entrance hall, and usefully with a downstairs cloakroom. The impressive living room leads into a superb kitchen/dining room. Then a conservatory (with radiator) overlooks the rear garden. There is a spacious utility room to the side and this also accesses the rear of the garage. Upstairs there are three bedrooms, two generous doubles, both with built in wardrobe, and even bedroom three is a reasonable size, also with wardrobe. There is a family bathroom.

Outside: To the front is a lovely enclosed garden enjoying a sunny aspect. The drive gives good off road parking, there is also a large shed with power. There is an integral garage which is a good length and also houses the gas boiler. There is a super courtyard rear garden, paved for 'ease of maintenance'.

EPC: C, Council tax band: C, Tenure: Freehold, Total approx floor area: 1200 sq ft

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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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