



PETTENGELLS
ESTATE AGENTS

28 Camellia Gardens, New Milton, Hampshire, BH25 6BL
Asking Price £375,000

28 Camellia Gardens, New Milton, Hampshire,
BH25 6BL

- Impressive three bedroom semi'
- Good location close to town centre
- Driveway for off road parking
- Garage with power, accessed off garden
- Spacious living/dining room
- Conservatory with radiator
- Kitchen overlooking garden
- Bathroom with window
- Double glazed
- Gas central heating





APPEALING THREE BEDROOM SEMI-DETACHED HOUSE, QUIET CUL-DE-SAC ALBEIT CLOSE TO TOWN CENTRE, DRIVE AND GARAGE, SOUTH FACING GARDEN.

Accommodation: The entrance hall leads to a downstairs cloakroom and then the impressive spacious living/dining room. A conservatory with a radiator so usable all year round, overlooks the rear garden, as does the lovely kitchen. Upstairs the first floor landing opens to three bedrooms, two doubles both with built-in wardrobe plus a single bedroom, and there is a bathroom with window.

Outside: To the front and side are gardens and a driveway giving off road parking. There is a garage and parking space behind the garden, and the garage can usefully be accessed directly off the garden, has power supplied and measures 5.28m x 2.76m. The south facing rear garden has an artificial lawn for ease of maintenance. There is also a paved area, a previous vegetable garden and a greenhouse.

Council tax band: D, Tenure: Freehold

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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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