



PETTENGELLS
ESTATE AGENTS

8 Yerville Gardens, Hordle, Lymington, Hampshire, SO41 0UL
Asking Price £395,000

8 Yerville Gardens, Hordle, Lymington, Hampshire, SO41 0UL

- Three bedroom semi detached house in the village of Hordle
- 20' living/dining room
- Good size kitchen
- Lovely conservatory
- Ground floor WC
- First floor bathroom
- Driveway and garage
- Double glazed and gas fired central heating
- Close proximity to local amenities
- Chain free sale





A 'CHAIN FREE' THREE BEDROOM SEMI DETACHED HOUSE WITH CONSERVATORY, DRIVEWAY AND GARAGE, IN THE VILLAGE OF HORDLE.

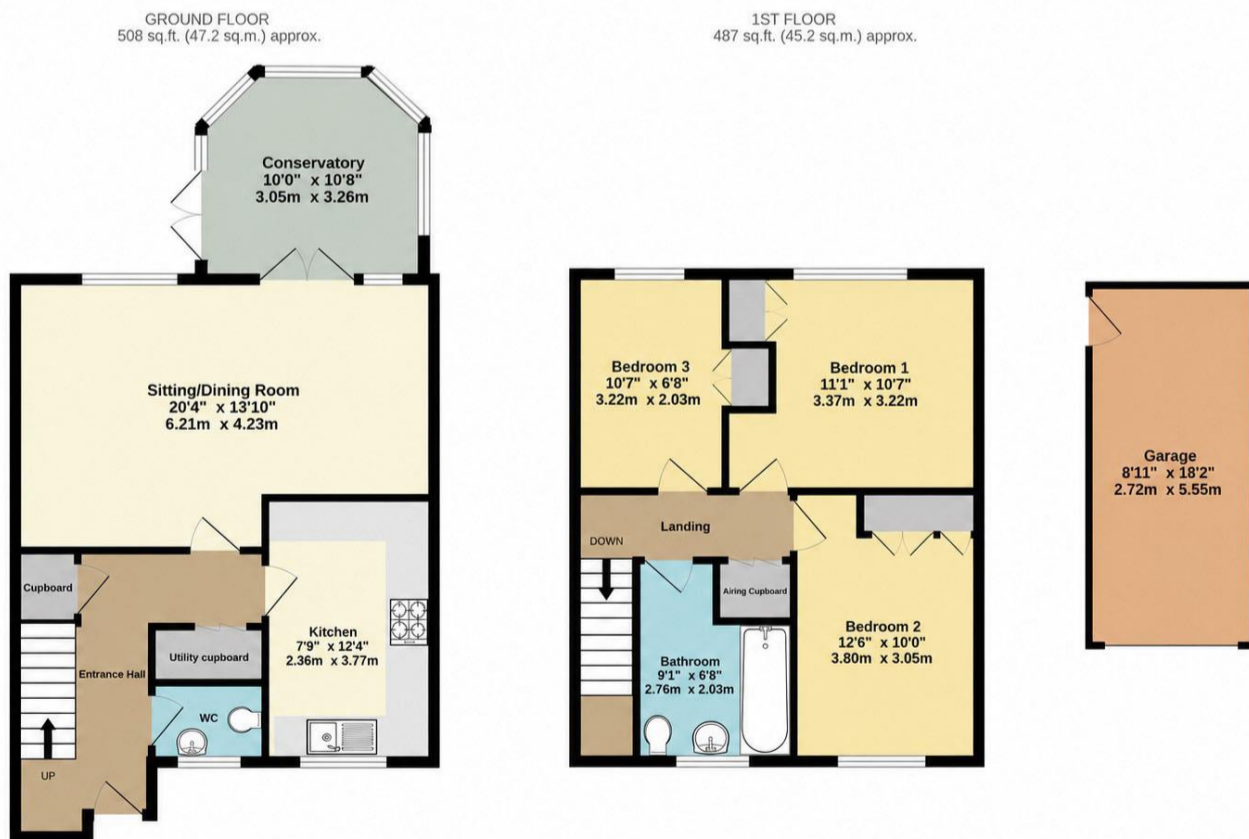
Accommodation: The front door opens into the hallway with door to the ground floor WC with wash hand basin and window. The utility cupboard has plumbing for the washing machine with a drying rack above, with a further understairs storage cupboard. The kitchen has a built in gas hob and oven with space for dishwasher and fridge freezer, with a good level of floor and wall mounted cupboards and window to front. The impressive lounge/dining area has a feature fireplace with double doors opening into the lovely conservatory with radiator and double doors opening to the garden. On the first floor there are three good sized bedrooms with bedroom one and two both having fitted wardrobes, and a family bathroom with bath and shower over, WC, wash hand basin and window.

Outside: The front garden is low maintenance with a brick paviour drive to the side in turn leading to the garage with up and over door with power. The rear garden has a pleasant patio area and is laid to lawn with mature flower and shrub border with a gate to the side and a side door into the garage.

EPC: D, 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: 995 sq. ft. (92.4 sq.m.) approx.
Whilst 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.
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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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