



PETTENGELLS
ESTATE AGENTS

99 Marryat Road, New Milton, Hampshire, BH25 5JF
Asking Price £325,000

99 Marryat Road, New Milton, Hampshire, BH25 5JF

- Splendid well presented home
- Three bedrooms
- Fabulous kitchen/dining room
- Living room with log burner
- Modern bathroom
- South westerly lovely garden
- Driveway to front
- Walking distance to town and station
- Downstairs cloakroom/WC





APPEALING THREE BEDROOM END OF TERRACE HOUSE WITH VIEWING RECOMMENDED

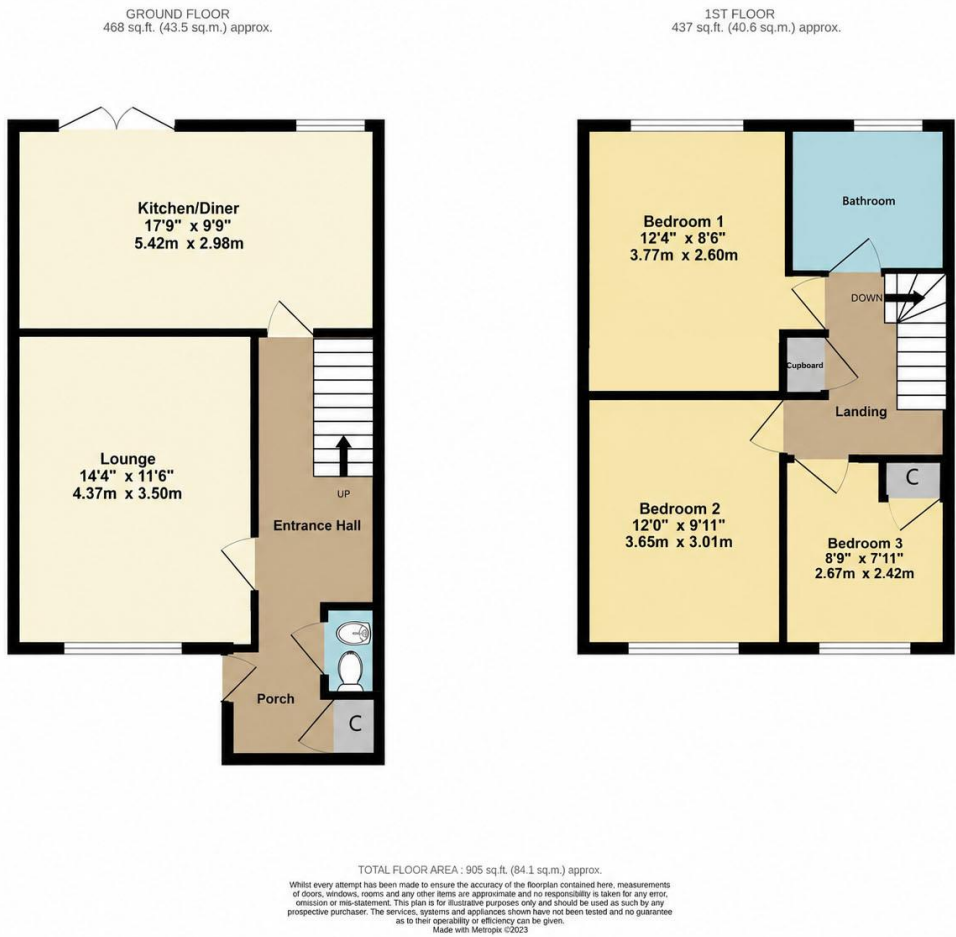
Accommodation: There is an entrance hall and usefully downstairs cloak room. The impressive living room has a feature log burner. There is a superb kitchen/dining room overlooking the rear garden. Upstairs, there are three bedrooms, two doubles, and a single and the family bathroom, which also has a separate shower.

Outside: To the front of the house, the driveway gives good off road parking and there is also an area of garden. The rear garden is perfectly orientated for afternoon, sunshine and comprises lawned, paved and decked areas. There is a spacious lean to shed along the side of the house.

EPC: C, Council tax band: B, Tenure: Freehold, approx floor area: 915 sq ft

PETTENGELLS
ESTATE AGENTS

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



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