



PETTENGELLS
ESTATE AGENTS

12 Molyneux Road, Ashley, New Milton, Hampshire, BH25 5AU
Asking Price £375,000

12 Molyneux Road, Ashley, New Milton,
Hampshire, BH25 5AU

- Two bedroom bungalow offered chain free
- Great potential to improve
- Cul de sac location
- Walking distance to shops
- Driveway and garage
- Good size garden
- Opposite recreation ground
- Living room
- Kitchen & separate breakfast room
- Bathroom





WE ARE PLEASED OFFER AS A 'CHAIN-FREE' SALE, THIS TWO-BEDROOM DETACHED BUNGALOW. THE PROPERTY OFFERS GREAT POTENTIAL TO IMPROVE AND VIEWING IS RECOMMENDED.

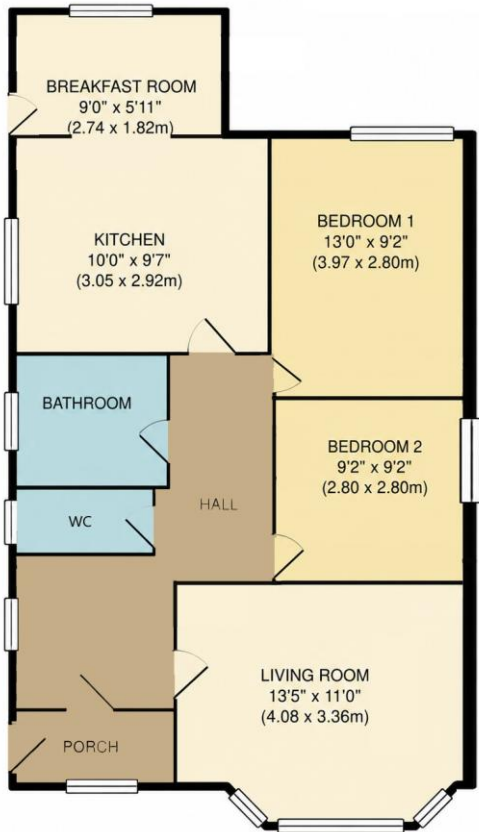
Accommodation: There is a porch leading into an entrance hallway and then in turn, the living room. The kitchen also houses the gas boiler and leads to a breakfast/morning room overlooking the rear garden. There are two bedrooms, a bathroom and a cloakroom/WC.

Outside: This bungalow enjoys a pleasant location, almost at the end of a cul-de-sac, so a fairly quiet spot, and there is a pleasant outlook opposite over the recreation ground. There is a front garden and joining this the driveway gives off-road parking. To the rear of the bungalow is a detached garage, ideal for storage and measuring 4.9m x 2.5m. This adjoins the pleasant rear garden, comprising a predominantly lawn, but there is also hedging, shrubs, some trees and a greenhouse.

Council tax band: D, Tenure: Freehold, approx floor area 750 sq ft

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

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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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