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7 Wentwood Gardens, New Milton, Hampshire, BH25 6UF

Asking Price £350,000

7 Wentwood Gardens, New Milton, Hampshire, BH25 6UF

- Detached bungalow
- Two Bedrooms
- Kitchen/Dining Room
- Living Room
- Bathroom
- Drive & Garage
- Gardens
- Viewing Recommended
- Chain free sale
- Adjacent pedestrian short cut to Lower Ashley

DESIRABLE DETACHED BUNGALOW OFFERED CHAIN FREE, QUIET LOCATION AT END OF CUL DE SAC.

Accommodation: The entrance hall leads into the open plan kitchen/dining room which has a feature vaulted ceiling with velux roof window making the room bright and airy.
The living room then overlooks the rear garden which enjoys considerable seclusion.
An inner hall leads to the two double bedrooms and a fully tiled bathroom with window. Bedroom two has a hatch with ladder leading to the large boarded loft space with velux window, where there is currently a model railway.

Outside: Lawned gardens with hedge border adjoining the driveway which provides off road parking and leads to the garage (5.6m x2.7m) with power and light supplied and door to the rear garden. This enjoys a good degree of privacy, has lawn, shrubs and paved patio.

EPC: D, Council tax band: D, Tenure: Freehold, Approx floor area: 699 sq ft.

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

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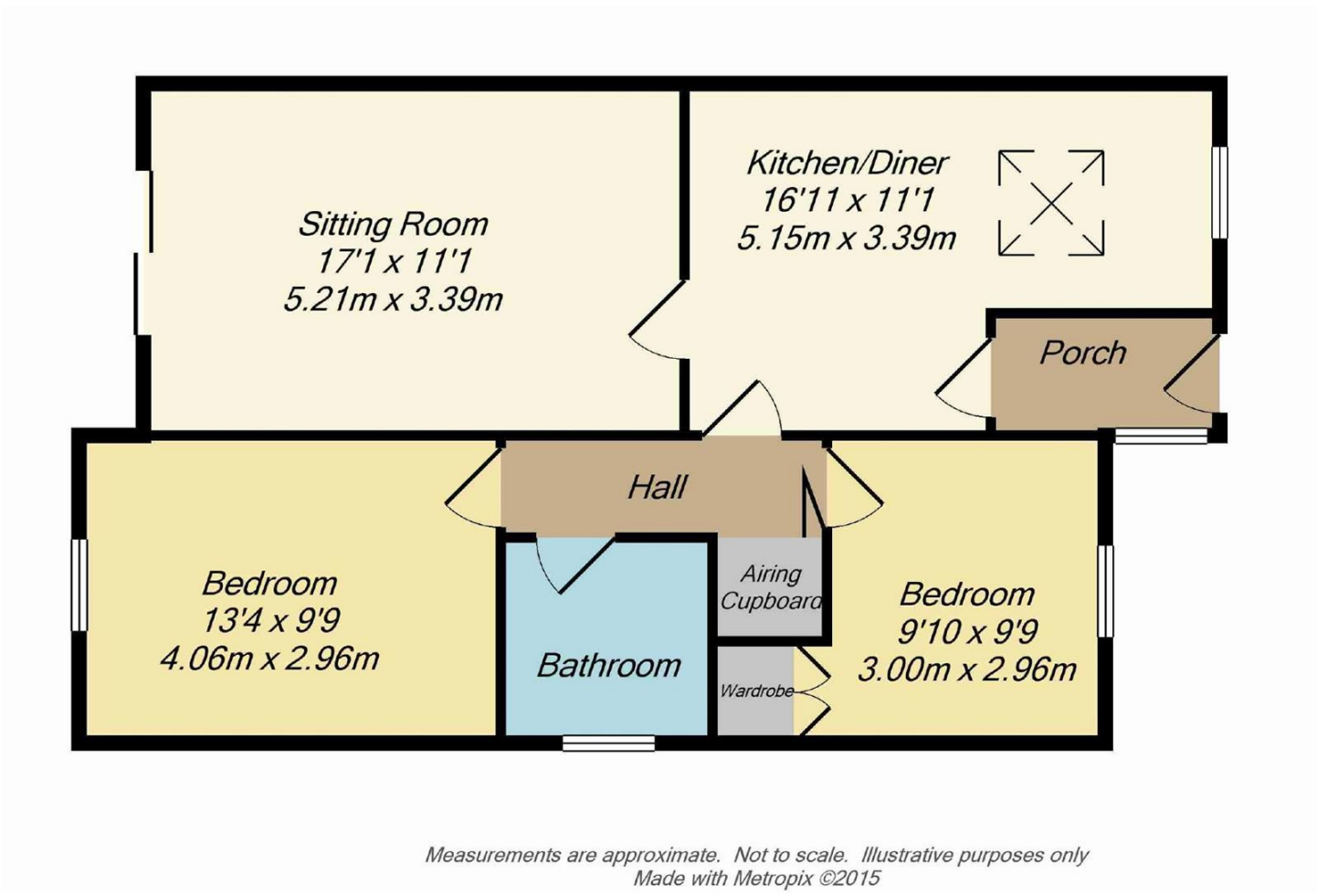

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are 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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