

PETTENGELLS
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7 Vernalls Court, Ashley, New Milton, Hampshire, BH25 5GU
Offers Over £300,000

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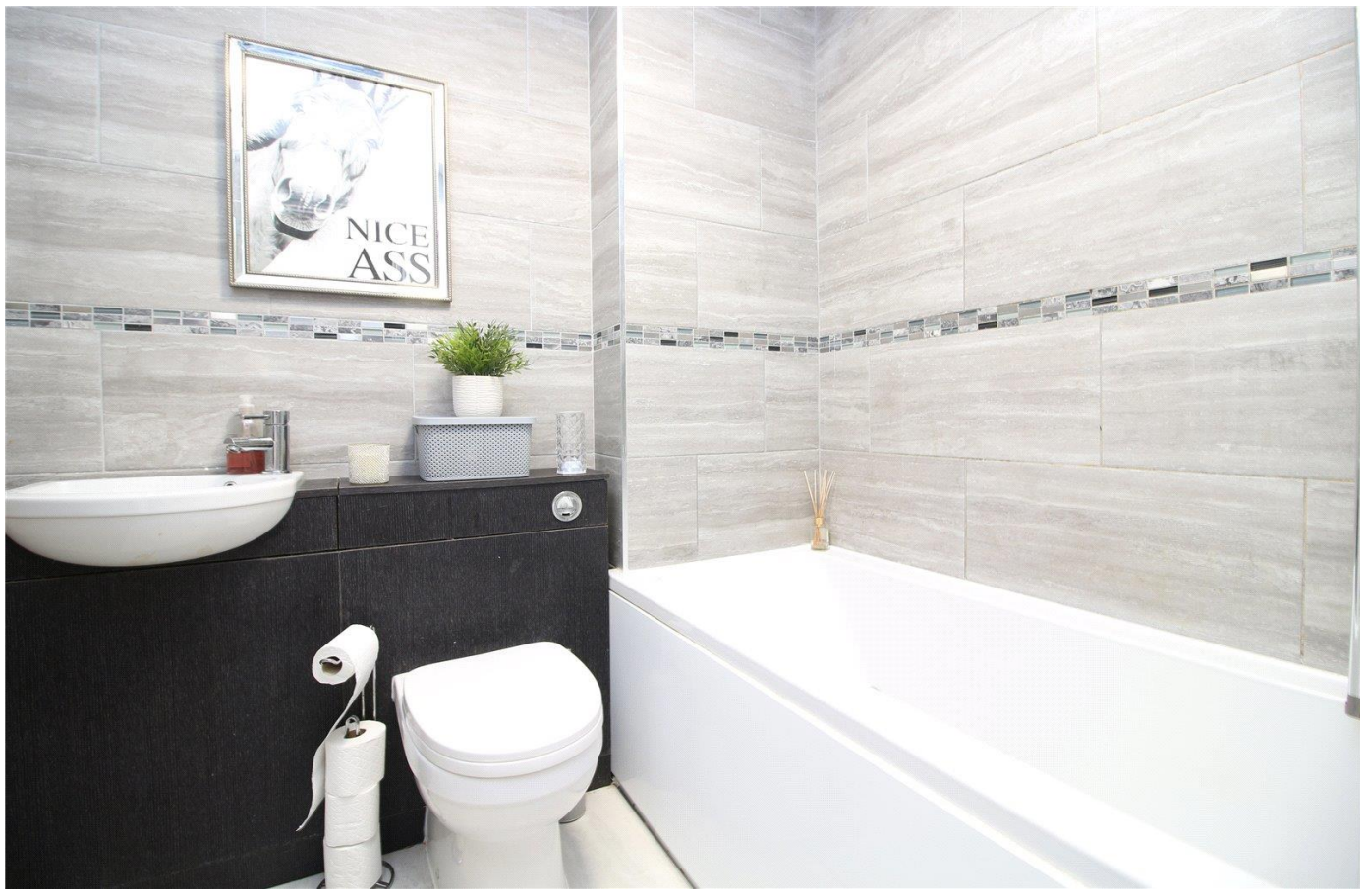
- Impressive house
- Three bedrooms
- Garden
- Two off road parking spaces
- Living/dining room
- Kitchen
- Bathroom
- Freehold
- Barratts built 2001
- Cul de sac location













AN APPEALING FREEHOLD THREE BEDROOM TERRACE HOUSE, WITH VIEWING RECOMMENDED

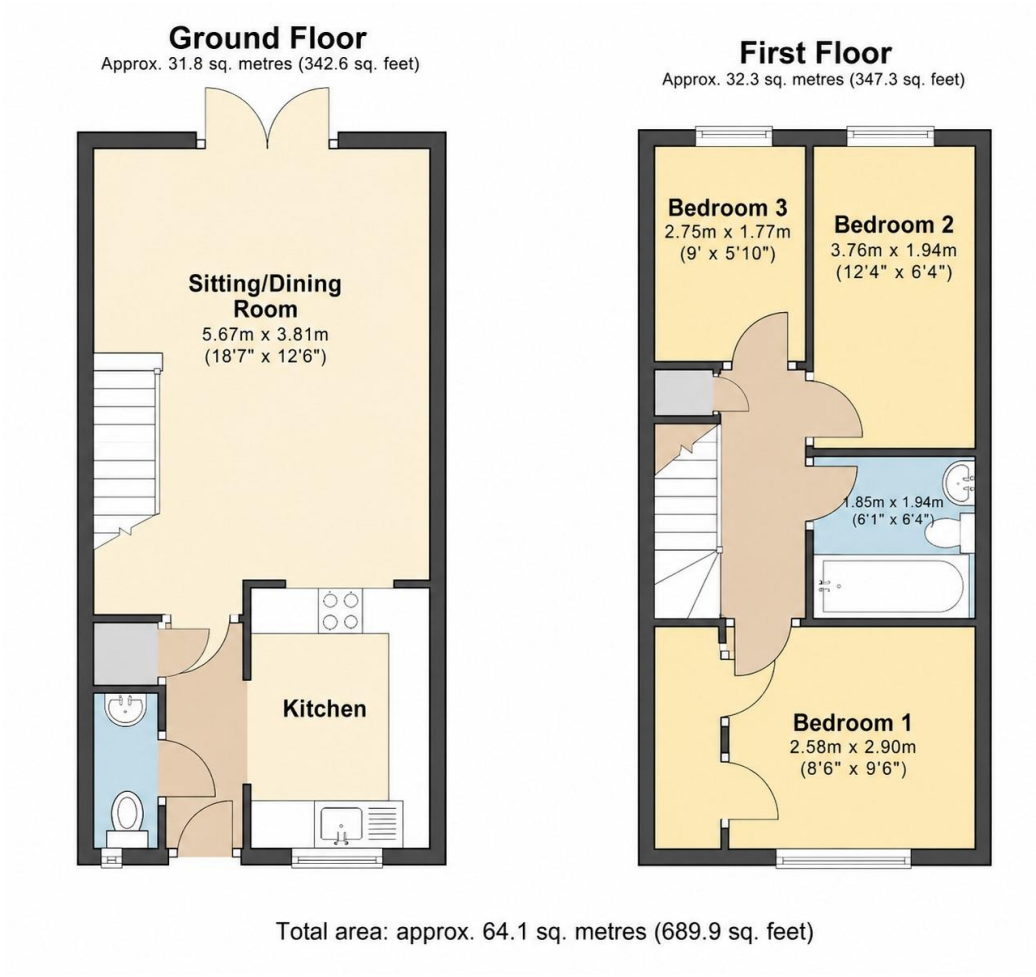
Accommodation: There is an entrance hall which leads into the impressive living/dining room, which also opens out to the rear garden. There is a kitchen and downstairs cloakroom. Upstairs the landing leads to the three bedrooms and then a family bathroom.

Outside: There is a small area of front garden. Close by there is a double off road allocated parking bay. The rear garden comprises a lawn and covered decked area.

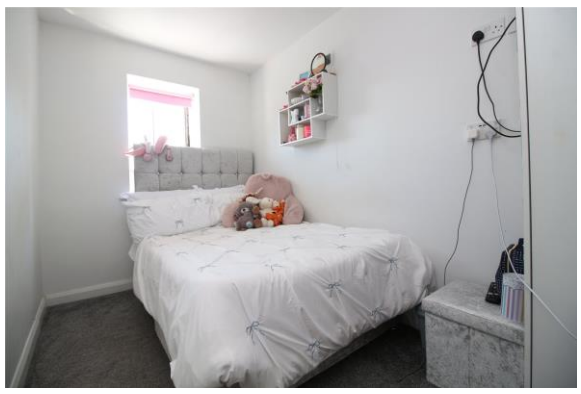
EPC: C, Council tax band: B, Tenure Freehold

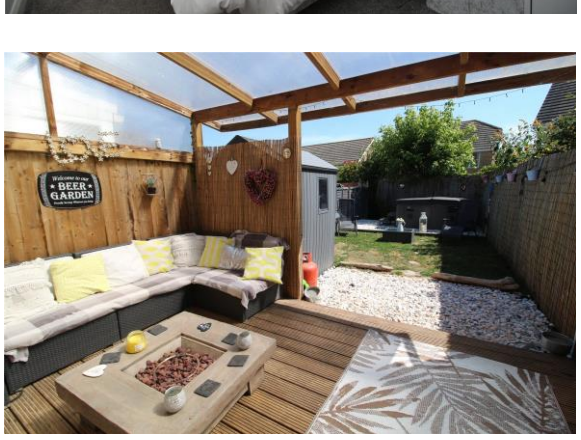
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

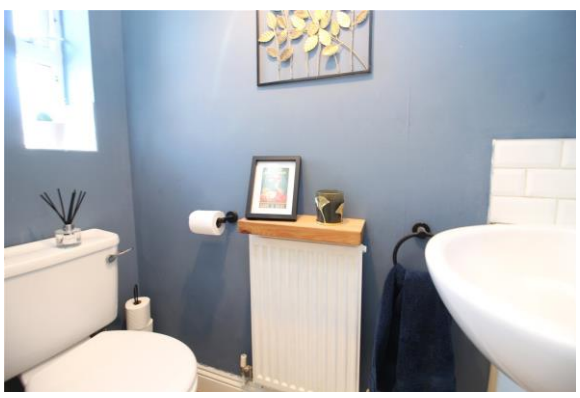
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Total area: approx. 64.1 sq. metres (689.9 sq. feet)







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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