

PETTENGELLS
ESTATE AGENTS

44 Rosewood Gardens, New Milton, Hampshire, BH25 5NA

Asking Price £475,000

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- Three double bedrooms
- Kitchen
- Dining room
- Living room
- Garden/sun room
- South facing garden
- Extensive driveway
- Sunny garden aspect
- Chain free sale
- Walking distance of town/station













LOVELY BUNGALOW IN PLEASANT LOCATION!
We are pleased to offer as a 'chain free' sale, this well presented three double bedroom detached bungalow with features including a modern kitchen and bathroom, (two WC's), lots of off road parking and a pleasant south facing rear garden.

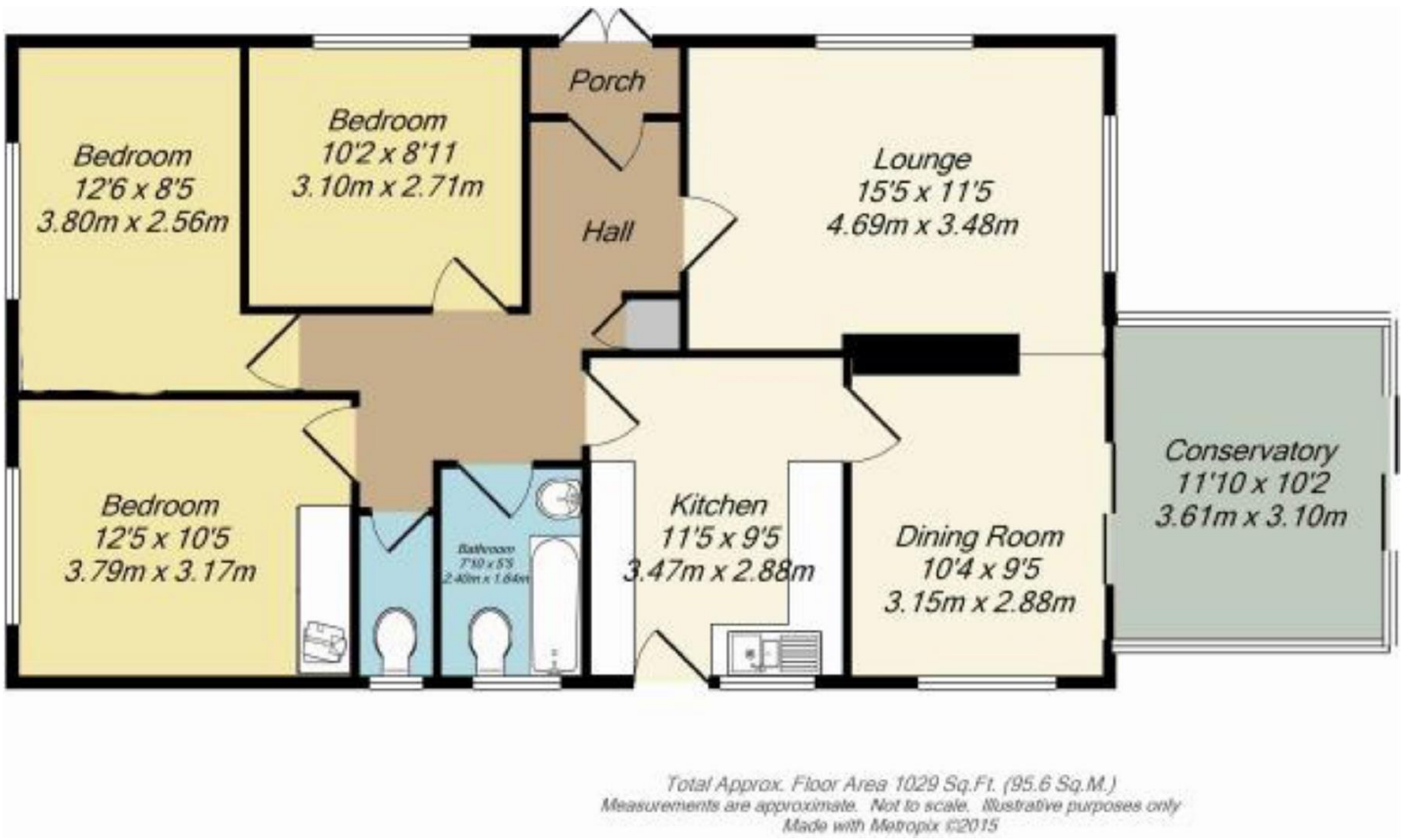
Accommodation: There is a porch and then a main hallway leading to a lovely bright lounge and then in turn a dining room and a conservatory/garden room. There is a kitchen, bathroom and then usefully a second cloakroom/WC. This bungalow also has the benefit of three double bedrooms.

Outside: The property has a lovely approx south-facing plot which is impressively wide at the front, where there are relatively low-maintenance gardens and a driveway giving lots of off-road parking ie potential space for boat/caravan etc. There is then a detached single garage and a lovely rear garden with lawn, shrub borders, shed and paved patio.

COUNCIL TAX BAND: D, TENURE: FREEHOLD

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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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