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23 Buckingham Walk, New Milton, Hampshire, BH25 5XQ
Asking Price £274,000

23 Buckingham Walk, New Milton, Hampshire, BH25 5XQ

- Impressive two bedroom home
- Chain free sale
- Pleasant gardens
- Nice outlook
- Living room overlooking garden
- Kitchen
- Shower room
- Allocated parking space
- 15' x 8' Garden lodge with power

APPEALING TWO-BEDROOM END OF TERRACE HOUSE ON THIS EVER-POPULAR DEVELOPMENT, OFFERED CHAIN-FREE.

Accommodation: The entrance hall leads into a living/dining room, overlooking the rear garden. There is a bright kitchen (white goods included), which also houses the gas boiler. Upstairs, the first floor landing leads to two double bedrooms with both having built-in wardrobes and there is a shower room.

Outside: There is a wide allocated parking space in a car park close to the house. There are gardens belonging to the property to the front side and rear, with the back garden having a good orientation for afternoon sunshine and having been mainly paved for 'ease of maintenance' and the garden has a large lodge/shed (4.6m x 2.6m) with power.

EPC: C, Council tax band: B, Tenure: Freehold, approx floor area 600 sq ft

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

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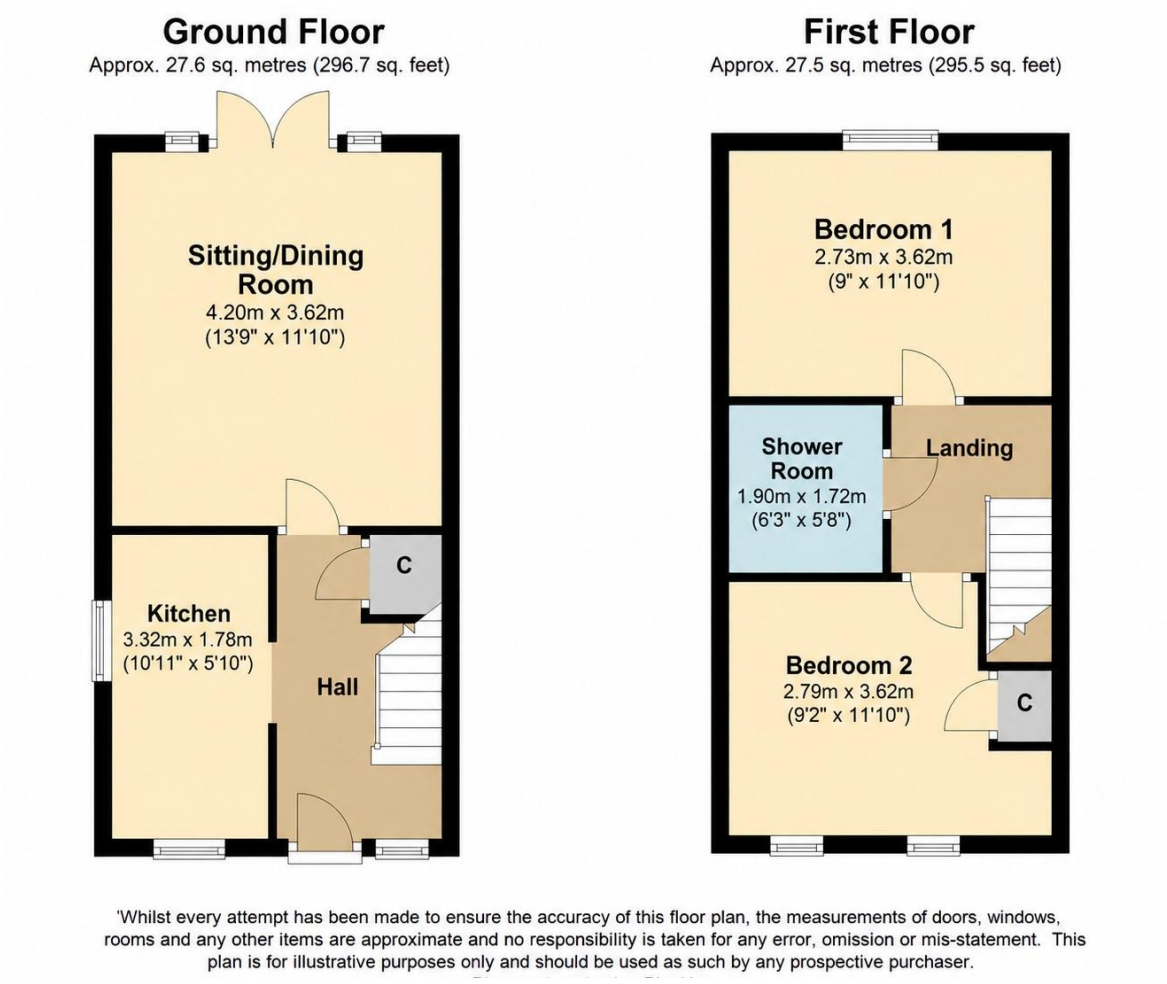

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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