

PETTENGELLS
ESTATE AGENTS

3 Hazelwood Avenue, New Milton, Hampshire, BH25 5LZ

Asking Price £400,000

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- Impressive Detached Bungalow Offered Chain Free
- Delightful Gardens
- Walking Distance to New Milton Town/Station
- Driveway, Carport
- Living Room
- Conservatory
- Kitchen
- Further Reception Room/Bedroom Three
- Bathroom













BUNGALOW WITH GREAT POTENTIAL!

We are pleased to offer this two/three bedroom detached bungalow offering scope to improve and/or extend.

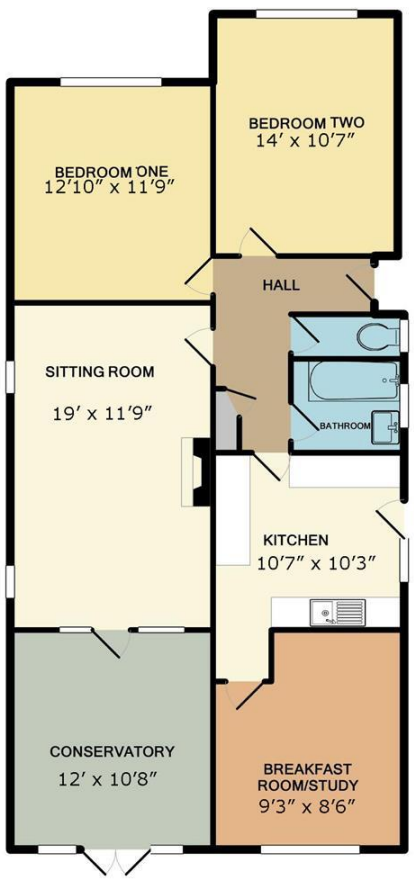
Accommodation: There is an entrance hall which leads into the living/dining room and this in turn opens to the conservatory which has a pleasant outlook over the lovely rear garden. The kitchen also opens out to the driveway and in turn leads to the further reception room at the rear which could also be a third bedroom. The main two bedrooms are at the front and there is a bathroom and a separate cloakroom

Outside: There is an area of front garden with lawn and shrubs. The drive gives off road parking and leads via gates to the car port. The delightful rear garden comprising approx south facing lawned area, attractive shrub borders and there is a garden shed.

EPC: E, Council tax band: D, Tenure: Freehold, approx floor area: 882 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 the floor plan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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