

PETTENGELLS
ESTATE AGENTS

19 Elm Avenue, New Milton, Hampshire, BH25 6HE

Offers Over £500,000

19 Elm Avenue, New Milton, Hampshire, BH25 6HE

- Superb refurbished detached bungalow
- In the centre of town
- Chain free sale
- Three bedrooms
- New Bathroom
- New ensuite
- New kitchen
- Driveway & garage
- South west garden
- Living room overlooking garden













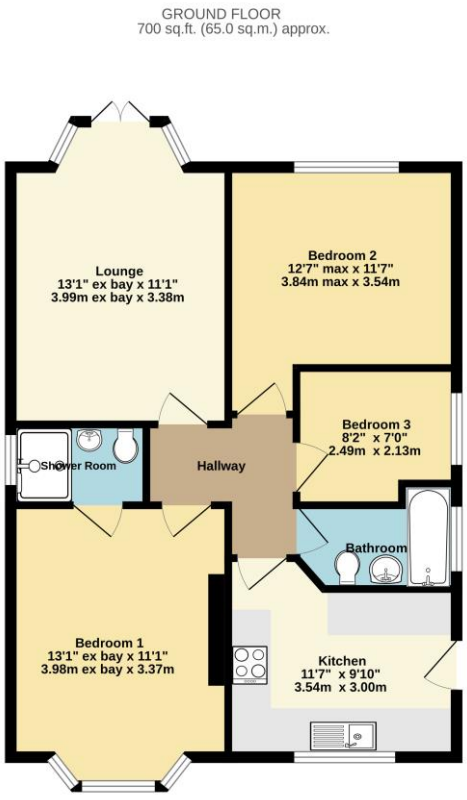
WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW CONVENIENTLY SITUATED IN THE HEART OF NEW MILTON AND OFFERED AS A 'CHAIN-FREE' SALE. BENEFITS INCLUDE A NEW KITCHEN, BATHROOM AND ENSUITE, AS WELL AS SOUTH WEST FACING GARDEN.

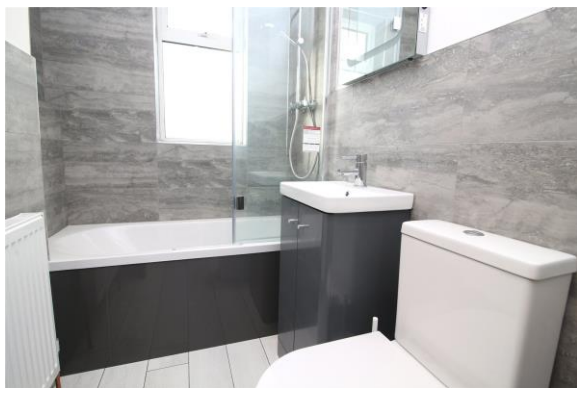
Accommodation: The hallway leads into a living room with French doors to the rear garden. There is an impressive brand new kitchen which also houses the new gas boiler for the MVHR (mechanical ventilation with heat recovery) heating system, this extracts stale/moist air whilst replacing with fresh filtered air from outside. There are three bedrooms with bedroom one having the benefit of an ensuite shower room. There is then a main bathroom.

Outside: To the front of the bungalow is an area of lawn garden, adjoining this a driveway gives off road parking which extends along this side via gates to a detached single garage which in turn adjoins the rear garden. This has a lovely south-westerly aspect and comprises again mainly lawn but there is a new decked area adjoining the bungalow. Alarm system.

Tenure: Freehold, Council tax band: D, EPC: D

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









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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